



City of Dallas

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 type="checkbox"/> <input type="checkbox"/> Prospective Buyer Tenant <input checked="" type="checkbox"/>				Individual <input checked="" type="checkbox"/> <input type="checkbox"/> Corporation Partnership <input type="checkbox"/> <input type="checkbox"/> Trust	
Name:	Dominique Artis	Name:	Catherine Lee	Name:	Martha H. Morguloff
Address:	1500 Marilla St., 7AS	Address:	1500 Marilla St., 6DS	Address:	5807 Royal Ln.
City/St/Zip:	Dallas, TX 75201	City/St/Zip:	Dallas, TX 75201	City/St/Zip:	Dallas, TX 75230
Telephone:	(214) 670-4610	Telephone:	(214) 671-8455	Telephone:	(214) 354-5266
Fax:		Fax:		Fax:	
E-mail:	dominique.artis@dallascityhall.com	E-mail:	catherine.lee@dallascityhall.com	E-mail:	mmorguloff@earthlink.com
 Signature of Applicant		 Signature of Owner			

Existing zoning:	R16-A	Location & cross street:	5807 Royal Ln. (Royal Ln. & Quincy Ln.)
Mapscos no.	25-E	Request:	Temporary site for Fire Station 41 with an added 14' x 74' trailer for living quarters, a 40' x 40' canopy for fire vehicles, a paved driveway apron in front of the canopy, and ten staff parking spaces. The total expected improvement on this site will be about 12,000 sq. ft.
Zoning map no.	E-7		NEW SUP FOR TEMP FIRE STATION
Council district	13	Lot(s)/Block(s):	Lot 10/Block 1/5501
School district	DISD	Size of request:	0.4 Acre
Census tract no.	0134.00		

Areas below to be completed by staff during application intake.

General Zoning Change*	Specific Use Permit*	Planned Development District*	Deed Restrictions*
	New <input checked="" 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 checked="" type="checkbox"/>	Proper signatures <input type="checkbox"/>	Proper signatures <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"/>	Letter(s) of authorization <input type="checkbox"/>
Land use statement <input type="checkbox"/>	Land use statement <input checked="" type="checkbox"/>	Land use statement <input type="checkbox"/>	Land use statement <input type="checkbox"/>
Zoning Location Maps (2) <input type="checkbox"/>	Draft Conditions <input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	Traffic impact Study or Waiver** <input type="checkbox"/>	New instrument <input type="checkbox"/>
GIS190345	List of partners/principals/officers** <input checked="" type="checkbox"/>	List of partners/principals/officers** <input type="checkbox"/>	
	Site Plans (10 folded) <input checked="" type="checkbox"/>	Conceptual plans (10 folded) or Development Plans (10 folded) <input type="checkbox"/>	
	Landscape Plans (10 folded)** <input checked="" type="checkbox"/>	Landscape Plans (10 folded)** <input type="checkbox"/>	
	Tree Survey (2 folded)** <input checked="" type="checkbox"/>	Tree Survey** <input type="checkbox"/>	
		Elevation/perspectives (optional) <input type="checkbox"/>	

GIS: 190

*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: \$	0	Sign fee: \$	20	Date filed:	5-12-20
Escarpment	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Receipt no.		Receipt no.		Accepted by:	Am
Floodplain	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Notification area:	200 FT.	No. of signs:	2	Date withdrawn:	

CoD APP: FEE \$0... ONLY SIGNS COLLECTED

Staff Review Date:	6/30/2020	Planner:	Jerry Tennant	File No.:	Z 190 - 261
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Letisha Bader

Memorandum



CITY OF DALLAS

DATE April 13, 2020

TO Sustainable Development & Construction Department

SUBJECT **Land Use Statement for 5807 Royal Ln.**

On October 20, 2019, a tornado destroyed Fire Station 41, located at 5920 Royal Ln. Due to the extent of the damages, the remainder of the building was demolished, and a new replacement facility will be built, with an expected completion date in 2022. Until the station is complete, Dallas Fire-Rescue (DFR) is proposing a temporary site at 5807 Royal Ln. to provide service to citizens within the required response time to calls covered by Fire Station 41.

This approximately 0.4-acre site is currently an empty lot that will be leased by the City. DFR is proposing the temporary installation of a 14' x 74' (1,036 sq. ft.) singlewide trailer to serve as living quarters for Fire Station 41 personnel. In addition to the trailer, a 40' x 40' (1,600 sq. ft.) canopy will be erected to cover two fire vehicles, including fire engine and ambulance. There will also need to be a paved driveway apron in front of the canopy and ten staff parking spaces for an approximate total of 9,000 sq. ft. The total expected improvement on this site will be about 12,000 sq. ft.

Please contact me if you have any questions regarding this matter. You can reach me at (214) 671-8455 or via email at catherine.lee@dallascityhall.com

A handwritten signature in black ink, appearing to read 'C Lee'.

Catherine Lee
Sr. Program Manager
Office of the Bond Program

c: Adriana Castaneda, Director (I), Office of the Bond Program
Chief Dominique Artis, Fire Chief, Dallas Fire & Rescue

Z190-261



Printed: 4/12/2020

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 | |

Z190-261

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)

