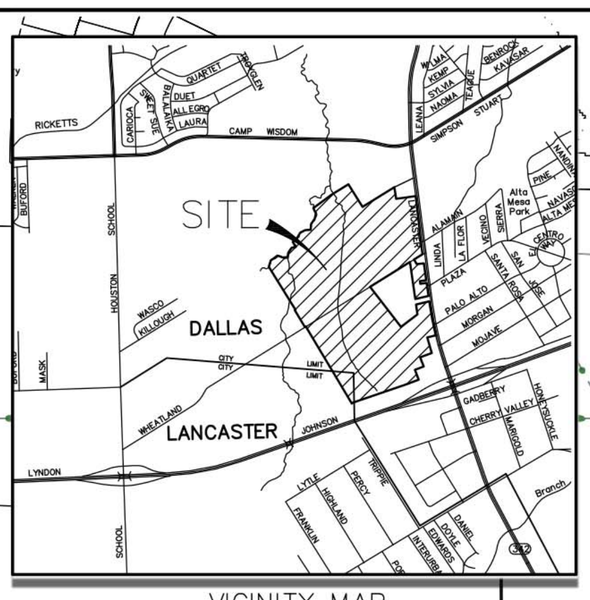
ZONING EXHIBIT FOR:

Z156-344

UNIVERSITY HILLS

±274.8 ACRES OF LAND

DALLAS, TEXAS



VICINITY MAP
(NOT TO SCALE)

LEGEND - PROPOSED USE

TH-2(A) -TOWNHOUSE	(4,577,999.52sf -- 105.10ac)	
MF-2(A) - MULTIFAMILY	(1,821,452.20sf -- 41.81ac)	
MF-3(A) - MULTIFAMILY	(716,299.60sf -- 16.44ac)	
CR - COMMUNITY RETAIL	(1,689,533.06sf -- 38.79ac)	
MU-2 - MIXED USE	(2,239,179.74sf -- 51.41ac)	
UC-2 - URBAN CORRIDOR-2	(628,287.18sf -- 14.42ac)	
EXISTING PD-624 TO REMAIN		

DALLAS AREA RAPID TRANSIT

LANCASTER ROAD

ABSTRACT BOUNDARY

WHEATLAND ROAD

(EXISTING ROW TO BE ABANDONED)

INTERSTATE 20 (LBJ FREEWAY

FLOODPLAIN

PARCEL LOCATED WITHIN CITY OF LANCASTER ZONING

CITY OF DALLAS
1500 MARILLA STREET
DALLAS, TEXAS 75201
VOL. 95095, PG. 5779
D.R.D.C.T.

154 LANCASTER LTD
% REMINGTON PARTNER INC
P.O. BOX 60037
DALLAS, TEXAS 75360
VOL. 98055, PG. 0435
D.R.D.C.T.
2100 E. CAMP WISDOM ROAD
TRACT 2.1, BLK 6896

154 LANCASTER LTD
% REMINGTON PARTNER INC
P.O. BOX 60037
DALLAS, TEXAS 75360
VOL. 98055, PG. 0435
D.R.D.C.T.
2100 E. CAMP WISDOM ROAD
TRACT 2.14, BLK 6896

PROTON PROPERTIES LLC
P.O. BOX 29794
DALLAS, TEXAS 75229
INT 20120000860200
D.R.D.C.T.
7201 S. LANCASTER ROAD
TRACT 4, BLK 6886

CAMPLANC INVESTMENTS
7101 S. LANCASTER ROAD
DALLAS, TEXAS 75241
INT #20110009743 6
D.R.D.C.T.
7101 S. LANCASTER ROAD
LOT 5, BLK 6886

STEVE & JOHN ROTEN
7101 S. LANCASTER ROAD
DALLAS, TEXAS 75241
VOL. 83087, PG. 1607
D.R.D.C.T.
7001 S. LANCASTER ROAD
LOT 7

154 LANCASTER LTD
% REMINGTON PARTNERS INC
P.O. BOX 600327
DALLAS, TEXAS 75360
VOL. 200122, PG. 6372
D.R.D.C.T.
7101 S. LANCASTER ROAD
LOT 6, BLK 6886

PATRIOT REAL ESTATE HOLDINGS RS10
1800 VALLEY VIEW LANE, SUITE 300
FARMER BRANCH, TEXAS 75234
INT. 20120003850008
D.R.D.C.T.
1900 WHEATLAND ROAD
TRACT 1, BLOCK 6886

CADG PROPERTY HOLDINGS I, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
INT #201600198606
D.R.D.C.T.
1900 WHEATLAND ROAD
TRACT 2, BLOCK 6886
TAX LIEN: NO
EXISTING ZONING: PD 624
(RETAIL USES)

PROPOSED ZONING: MF-2(A)

PROPOSED ZONING: CR

CADG PROPERTY HOLDINGS I, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
INT #201600198606
D.R.D.C.T.
1900 WHEATLAND ROAD
TRACT 1, BLOCK 6886
TAX LIEN: NO
EXISTING ZONING: PD 624
(RETAIL USES)

CADG PROPERTY HOLDINGS I, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
INT #201600055154
D.R.D.C.T.
7451 S. LANCASTER ROAD
TRACT 1, BLOCK 6886
TAX LIEN: NO
EXISTING ZONING: CR

CADG PROPERTY HOLDINGS I, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75034
INT #201600057863
D.R.D.C.T.
7505 S. LANCASTER ROAD
LOT 3, BLOCK 7616
TAX LIEN: NO
EXISTING ZONING: CR

CADG PROPERTY HOLDINGS I, LLC
611 S. MAIN STREET, SUITE 400
GRAPEVINE, TEXAS 76051
INT #201600055916
D.R.D.C.T.
7915 S. LANCASTER ROAD
TRACT 5, BLOCK 7616 & 7609
TAX LIEN: NO

CADG PROPERTY HOLDINGS I, LLC
611 S. MAIN STREET, SUITE 400
GRAPEVINE, TEXAS 76051
INT #201600055916
D.R.D.C.T.
2000 E. WHEATLAND ROAD
TRACT 5, BLOCK 7609
TAX LIEN: NO
EXISTING ZONING:
CITY OF DALLAS DEED
RESTRICTIONS Z845-250
TRACT II (R-7.5)

CADG PROPERTY HOLDINGS I, LLC
611 S. MAIN STREET, SUITE 400
GRAPEVINE, TEXAS 76051
INT #201600055916
D.R.D.C.T.
7915 S. LANCASTER ROAD
TRACT 4, BLOCK 7609
TAX LIEN: NO
EXISTING ZONING:
CITY OF DALLAS DEED
RESTRICTIONS Z845-250
TRACT III (R-7.5)

CADG PROPERTY HOLDINGS I, LLC
611 S. MAIN STREET, SUITE 400
GRAPEVINE, TEXAS 76051
INT #201600055916
D.R.D.C.T.
7915 S. LANCASTER ROAD
TRACT 4, BLOCK 7609
TAX LIEN: NO
EXISTING ZONING:
CITY OF DALLAS DEED
RESTRICTIONS Z845-250
TRACT IA (MF-2(A))

CITY OF DALLAS DEED
RESTRICTIONS Z845-250
TRACT V (LO-1)

EXISTING ZONING:
CITY OF DALLAS DEED
RESTRICTIONS Z845-250
TRACT IV (MF-2(A))

EXISTING ZONING:
CITY OF DALLAS DEED
RESTRICTIONS Z845-250
TRACT IX (CR)

EXISTING ZONING:
CITY OF DALLAS DEED
RESTRICTIONS Z845-250
TRACT VIII (CR)

CITY OF DALLAS
DEED RESTRICTIONS
TRACT VII

EXISTING ZONING:
CITY OF DALLAS DEED
RESTRICTIONS Z845-250
TRACT VI (NS-A)

CURRENT ZONING: CR
(to remain)

PROPOSED ZONING: TH-2(A)

PROPOSED ZONING: MF-3(A)

PROPOSED ZONING: MU-2

PROPOSED ZONING: UC-2

PROPOSED ZONING: CR

EXISTING ZONING:
CITY OF DALLAS DEED
RESTRICTIONS Z845-250
TRACT IB (TH-2(A))

CLIFF VIEW CHURCH OF CHRIST
P.O. BOX 41216
DALLAS, TEXAS 75241
VOL. 83228, PG. 3202
2424 SIMPSON STUART ROAD

WILLIAMS REX ROUGEOW
7204 S. LANCASTER RD.
DALLAS, TEXAS 75241

BENNY CORDELL
7212 S. LANCASTER RD.
DALLAS, TEXAS 75241

VELMA JEAN ANDERS
REM: JOHN ANN HUTCHKISS
2608 OAK PARK DR.
DENTON, TEXAS 76209

WILLIE RAYS PRIVATE ROOM
4211 GREAT TRINITY FOREST LN.
DALLAS, TEXAS

DANICA C. WILLIAMS
120BW. PLEASANT RUN RD.
DESOTO, TEXAS 75115

MOHAMMED S. SAJEEL KHALEEL
3304 SMOKE TREE LN.
McKINNEY, TEXAS 75070

DERRICK TAYLOR
7304 S. LANCASTER RD.
DALLAS, TEXAS 75241

MARTHA L. VILLANUEVEE
7310 S. LANCASTER RD.
DALLAS, TEXAS 75241

JUAN D. GRAY
7316 S. LANCASTER RD.
DALLAS, TEXAS 75241

FRED EVANS
4412 KUSHALA AVE.
DALLAS, TEXAS 75216

2008 THE WHITE FAMILY REV. LIV
4515 DON FELIPE DR.
LOS ANGELES, CALIFORNIA 90008

FREDDIE MAE WILLIAMS
3810 KIEST VALLEY PKWY.
DALLAS, TEXAS 75233

EST OF BOBBY L. KING
% MARSHALL HOWARD
P.O. BOX 542732
GRAND PRAIRIE, TEXAS 75054

ST. JUDES CHILDRENS RESEARCH HOSPITAL
501 SAINT JUDE PLACE
MEMPHIS, TENNESSEE 38105

VERNON LEE JOHNSON
7430 S. LANCASTER RD.
DALLAS, TEXAS 75241

ROBERTA BROWN
7440 S. LANCASTER
DALLAS, TEXAS 75241

GLORIA WILLIAMS
605 BROOK VALLEY LN.
DALLAS, TEXAS 75232

RAYES LOPEZ
521 EVERGREE TRAIL
CEDAR HILL, TEXAS 75104

CASTON J & DONNIE McDOWELL
751 LAURELAND RD.
DALLAS, TEXAS 75241

HEJ LIVING TRUST
2541 PALO ALTO DR.
DALLAS, TEXAS 75241

JOEL E. JOHNSON
608 PARKER ST.
STREETMAN, TEXAS 75859

ALVIN WADE
926 WOODCREST DR.
LANCASTER, TEXAS 75134

CLEMONS TRUCKING COMPANY
7934 S. LANCASTER RD.
DALLAS, TEXAS 75241

CANDI WHITE
3801 W. SPRING CREEK PKWY. #221
PLANO, TEXAS 75023

ROBERT & TIMA FISHER
2909 N. EL CENTRO WAY
DALLAS, TEXAS 75241

DAVID A. SMITH
P.O. BOX 1316
MARSHALL, TEXAS 75671

OTHMAN YOUSEF AKRAMAWI
221 W. LEDBETTER DR.
DALLAS, TEXAS 75216

RALPH SPENCER
2616 PLAZA BLVD
DALLAS, TEXAS 75241

CHARMAINE Y. TAYLOR
7608 S. LANCASTER RD.
DALLAS, TEXAS 75241

DERRICK D. & JACQUELINE R. LANWFORD
7708 S. LANCASTER RD.
DALLAS, TEXAS 75241

WADE LANWFORD
7708 S. LANCASTER RD.
DALLAS, TEXAS 75241

JOSEPH L. GRAY
7728 S. LANCASTER RD.
DALLAS, TEXAS 75241

WILLIAM F. STEPHEN
7808 S. LANCASTER RD.
DALLAS, TEXAS 75241

VIRGINIA FRAZIER
7816 S. LANCASTER RD.
DALLAS, TEXAS 75241

MANUEL HERNANDEZ
7908 S. LANCASTER RD.
DALLAS, TEXAS 75241

JOEL & EVA RODRIGUEZ
7916 S. LANCASTER RD.
DALLAS, TEXAS 75241

LINDA CLEMMONS
& CASSANDRA BELL
5822 PRESCOTT DR.
GARLAND, TEXAS 75044

BEULAH CLEMMONS
7934 S. LANCASTER RD.
DALLAS, TEXAS 75241

STANFORD L. & GLADYS L. WASHINGTON
8008 S. LANCASTER RD
DALLAS, TEXAS 75241

BILLY MEDINA
10150 ESTATE LN.
DALLAS, TEXAS 752

KANJO LLC
111 ASHBURT
OWILLA, TE

ALL SAINTS INC
11551 FOREST LANE SUITE 203
DALLAS, TEXAS 75243
INT 200900059010
D.R.D.C.T.
7915 S. LANCASTER ROAD
LOT 1, BLOCK A/7609

DFW OIL INC
11551 FOREST CENTRAL DRIVE
DALLAS, TEXAS 75243
PILOT TRAVEL CENTER 1
INT 20080384074
D.R.D.C.T.
8181 S. LANCASTER ROAD
LOT 1, BLOCK A/7609

KING E. RHODES
P.O. BOX 74314
DALLAS, TEXAS 75374
VOL. 2002187, PG. 0125
D.R.D.C.T.
2100 E WHEATLAND ROAD
LOT 5.1, BLOCK 7609 & 7616

YVONNE SIMMONS
484 SUNNYSIDE DRIVE
LANCASTER, TEXAS 75146
VOL. 2005121, PG 3183
D.R.D.C.T.
7549 S. LANCASTER ROAD
LOT 4, BLOCK 7616

KING E. RHODES
P.O. BOX 74314
DALLAS, TEXAS 75374
VOL. 2002187, PG. 0125
D.R.D.C.T.
2100 E WHEATLAND ROAD
LOT 5.1, BLOCK 7609 & 7616

GEORGE P. SHROPULOS FAMILY LIMITED PARTNERSHIP
GEORGE P. SHROPULOS & MILLIE L. SHROPULOS
2664 ROCKAWAY DRIVE
DALLAS, TEXAS 75214
VOL. 94043, PG. 2846
D.R.D.C.T.
1800 WHEATLAND ROAD
TRACT 4, BLK 7608

SUSAN WRIGHT KEY
2626 COLE AVENUE, SUITE 504
DALLAS, TEXAS 75024
VOL. 88021, PG. 1813
D.R.D.C.T.
1600 WHEATLAND ROAD
TRACT 1, BLK 7608

SUSAN WRIGHT KEY
2626 COLE AVENUE, SUITE 504
DALLAS, TEXAS 75024
VOL. 88021, PG. 1852
D.R.D.C.T.
1600 WHEATLAND ROAD
TRACT 1, BLK 7608

WYCLIFF BIBLE TRANSLATORS, INC.
A CALIFORNIA CORPORATION
VOL. 74198, PG. 104
WYCLIFF BIBLE
P.O. BOX 628211
ORLANDO, FLORIDA 32862
7608 WHEATLAND ROAD
LOT 3

FOR ZONING SUBMITTAL:
NOVEMBER 2016
JANUARY 27, 2017 (REVISED)
APRIL 30, 2017 (REVISED)

BGE, INC.
2945 DALLAS PARKWAY
SUITE 204
FRISCO, TEXAS 75034
WWW.BGEINC.COM

FLOOD NOTE:

INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRELUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS.

ALL FLOODPLAIN INFORMATION ON THIS SURVEY IS FOR GRAPHICAL DEPICTION ONLY, AS SCALED OFF OF FIRM PANEL MAPS #48113C0495K, FOR DALLAS COUNTY, TEXAS.

SUBJECT PROPERTY APPEAR TO BE SITUATED WITHIN FEMA ZONE (X): DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AND FEMA ZONE (AE): DEFINED AS SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD (BASE FLOOD ELEVATIONS DETERMINED).

0' 100' 200' 400'

SCALE: 1"=200'