

**FILE NUMBER:** W201-004

**DATE FILED:** June 30, 2021

**LOCATION:** North line of Ridge Center Drive, west of Cedar Ridge Drive

**COUNCIL DISTRICT:** 3

**MAPSCO:** 61 B-V

**SIZE OF REQUEST:** Approx. 22 acres

**CENSUS TRACT:** 165.21

**MISCELLANEOUS DOCKET ITEM:**

**REPRESENTATIVE:** David Martin, Winstead PC

**APPLICANT:** JPI Real Estate Acquisition, LLC

**OWNER:** Race Trac Petroleum, Inc

**REQUEST:** An application for a waiver of the two-year waiting period to submit a zoning application on property zoned Planned Development District No. 1036.

**SUMMARY:** On September 9, 2020, the City Council approved the Planned Development District No. 1036 for multifamily uses.

The applicant is requesting a waiver of the two-year waiting period to submit an application to terminate the public deed restrictions on the property. At the time the zoning application for the PD was being processed with Case No. Z190-231, the deed restrictions on this property were not demonstrated on the zoning map. They were discovered after the zoning case was approved and were found to be conflicting with the PD regulations. The PD allows for multifamily use and a maximum height of 36 feet, whereas the deed restrictions prohibit multi-family and limits the maximum height to 24 feet.

According to Section 51A-4.701(d) of the Dallas Development Code, a new application on this property cannot be filed prior to September 9, 2022, without a waiver of the two-year waiting period. According to the Dallas Development Code, "the commission may waive the time limitation if there are changed circumstances regarding the property sufficient to warrant a new hearing." Staff considers the deed restrictions that were discovered after the approval of the zoning case as changed circumstances regarding the property and is in support of the request.

**STAFF RECOMMENDATION:** Approval.

## **List of Officers**

### **List of Partners/Principals/Officers – JPI Acquisition, LLC (Applicant)**

- Payton Mayes, Chief Executive Officer
- Mollie Fadule, Chief Financial Officer & Chief Investment Officer
- Missy Hubbell, Chief People Officer
- Michael Shepherd, Chief Innovation Officer
- Patty Bartlett, Executive Vice President
- Miller Sylvan, Senior Vice President
- Blake Taylor, Senior Vice President
- David Potter, Vice President
- Beth Beach, Senior Vice President

### **List of Partners/Principals/Officers – RaceTrac Petroleum, Inc. (Owner)**

- Robert Dumbacher – Director
- Carl Bolch, Jr. – Chairman
- Susan Bolch – Director
- Max Lenker – Director
- Allison Moran – Director
- Bill Milam – President
- Melanie Isbill – Director
- Natalie Morhous – Director
- Jordan Bolch – Director
- Max McBrayer, Jr. Chief Financial Officer
- Joseph Akers – Chief Legal Officer

**APPLICATION FOR WAIVER OF TWO-YEAR WAITING PERIOD**

Zoning File No. Z190-231

Location 6675 Cedar Ridge Dr.

Date of last CPC or CC Action September 9, 2020 (City Council approved rezoning)

Applicant's Name, Address & Phone Number \_\_\_\_\_

Representative: Winstead PC/David Martin dmartin@winstead.com/214.745.5440; 2728 N. Harwood St. #500, Dallas, TX 75201

Applicant: JPI Real Estate Acquisition, LLC, 600 Las Colinas Blvd. #1800, Irving, TX 75039 (ph. 972.373.3931)

Property Owner's Name, Address and Phone No., if different from above

RaceTrac Petroleum, Inc., PO Box 2437, Smyrna, GA 30081 (ph. 706.288.7672)

State briefly change of circumstances since the last hearing on the property that would warrant reconsideration of another request in less than two years.

At time of the initial zoning request, certain public deed restrictions did not appear on the City Zoning Map.

Subsequent to rezoning of the property on September 9, 2020, the subject deed restrictions were located

and determined to be enforceable by the City. These deed restrictions are being added to the zoning map.

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(See attached letter of authorization)

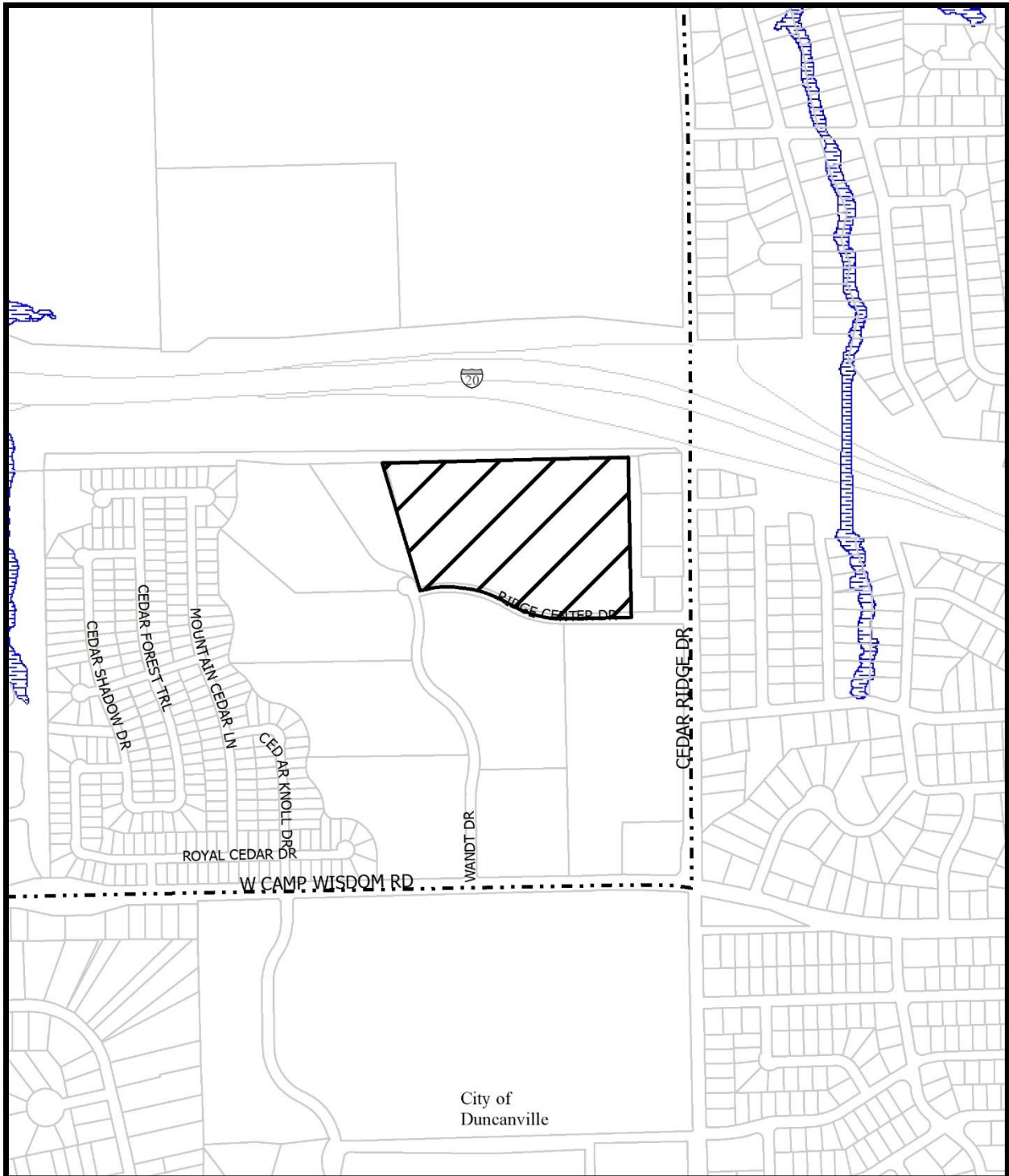
Applicant's Signature \_\_\_\_\_

(See attached letter of authorization)

Owner's Signature (if individual) or  
Letter of Authorization (from corporation/partnership) \_\_\_\_\_



Date Received \_\_\_\_\_  
Fee: \$300.00



1:8,400

# VICINITY MAP

Case no: W201-004  
 Date: 7/14/2021