



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"/>	Prospective Buyer <input type="checkbox"/>		Individual <input type="checkbox"/>	Corporation <input checked="" type="checkbox"/>
Tenant <input type="checkbox"/>			Partnership <input type="checkbox"/>	Trust <input type="checkbox"/>
Name:		Dallas Cothrum, MASTERPLAN	Intercity Investment Properties, Inc.	
Address:		2201 Main St, Ste 1280	4301 Westside Dr, Ste 100	
City/St/Zip:		Dallas, TX 75201	Dallas, TX 75209	
Telephone:		214 761 9197	214 520 2565	
Fax:		214 748 7114		
E-mail:		dallas@masterplantexas.com	nhannon@icirealestate.com	
Signature of Applicant		Signature of Owner		

Existing zoning:	R-16(A) & MF-2(A)	Location & cross street:	8002 Inwood Rd & 5422 Amherst Circle	
Mapscos no.	34-D	Request:	General Zoning change from R-16(A) & MF-2(A) to P(A) Parking District	
Zoning map no.	G-7			
Council district	13			
School district	DISD			
Census tract no.	73.01	Lot(s)/Block(s):	BLK 5674 Lot 17 & BLK 1/5167 LT 3-5	Size of request: 1.04 acres

Areas below to be completed by staff during application intake.

General Zoning Change*	Specific Use Permit*	Planned Development District*	Deed Restrictions*
<input checked="" type="checkbox"/>	New <input type="checkbox"/> Renewal <input type="checkbox"/> Amendment <input type="checkbox"/> Auto Renewal*** <input type="checkbox"/>	New <input type="checkbox"/> Amendment <input type="checkbox"/>	Termination <input type="checkbox"/> Amendment <input type="checkbox"/>
Proper signatures <input checked="" type="checkbox"/>	Proper signatures*** <input type="checkbox"/>	Proper signatures <input type="checkbox"/>	Proper signatures <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"/>	Letter(s) of authorization <input type="checkbox"/>
Land use statement <input checked="" 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 checked="" type="checkbox"/>	Draft Conditions <input type="checkbox"/>	Draft Conditions <input type="checkbox"/>	Zoning Location Maps (2) <input type="checkbox"/>
Tax Plat Maps (2) <input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	Traffic Impact Study or Waiver** <input type="checkbox"/>	Traffic Impact Study or Waiver** <input type="checkbox"/>	New instrument** <input type="checkbox"/>
G15190275	List of partners/principals/officers** <input type="checkbox"/>	List of partners/principals/officers** <input 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 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"/>	

GTS: 925

*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: \$ 2,610	Sign fee: \$ 20	Date filed: 3-13-20
Escarpment Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Receipt no. 9793	Receipt no. 9793	Accepted by: Am
Floodplain Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Notification area: 300 FT.	No. of signs: 2	Date withdrawn:

Tentative GPC Hearing Date: 5/12/2020	Planner: Andreea	File No.: Z190-230 / ()
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LAND USE STATEMENT
8002 Inwood Rd & 5422 Amherst Circle

The Site

The request site is primarily vacant land owned by Intercity Investments, Inc. Part of the site is developed with parking serving the retail strip center at the northwest corner of Lovers Lane and Preston Park Drive.

Site Zoning

The site is located within the R-16(A) Single Family District and the MF-2(A) Multifamily District.

Surrounding Land Use and Zoning

The area of request is surrounded by R-16(A) and MF-2(A) zoning to the north, P(A) and CR zoning to the east and south, and R-16(A) and P(A) to the west. The site is generally surrounded by residential uses to the north, parking and commercial uses to the east and south, and parking, commercial, and office uses to the west.

The Request

The applicant seeks to expand the existing P(A) Parking District located to the south of the site in order to provide additional parking options to the retail strip center at the northwest corner of Lovers Lane and Preston Park Drive. The proposed parking area will be significantly screened from the existing residential to the north and will provide surplus parking to ensure patrons do not park in surrounding residential areas.

Z190-230

