



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 type="checkbox"/> <input type="checkbox"/> Prospective Buyer Tenant <input type="checkbox"/>				Individual <input type="checkbox"/> <input type="checkbox"/> Corporation Partnership <input type="checkbox"/> <input type="checkbox"/> Trust	
Name:	Ramrock Real Estate LLC/Robert Dozier	Name:	Jackson Walker, LLP/William S. Dahlstrom	Name:	City of Dallas
Address:	2999 Turtle Creek Blvd.	Address:	2323 Ross Avenue, Ste. 600	Address:	320 E Jefferson Blvd. Room 203
City/St/Zip:	Dallas, TX 75219	City/St/Zip:	Dallas, Texas 75201	City/St/Zip:	Dallas, TX 75203
Telephone:	214-983-0834	Telephone:	(214) 953-5932	Telephone:	
Fax:		Fax:	(214) 661-6616	Fax:	
E-mail:	robert@ramrockre.com	E-mail:	wdahlstrom@jw.com	E-mail:	
(see attached authorization letter)			(see attached authorization letter)		
Signature of Applicant			Signature of Owner		

Existing zoning:	PD 314, Tract 3	Location & cross street:	8300 Westchester Drive, bounded by Kate Street, Luther Lane, Westchester Drive, and Berkshire Lane	
Mapsco no.	25-X	Request:	New subdistrict within PD 314, permitting mixed uses	
Zoning map no.	F-7			
Council district	13			
School district	Highland Park ISD			
Census tract no.	73.01	Lot(s)/Block(s):	Block 5623, Tract 1	Size of request: 3.15 ac

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***		Termination <input type="checkbox"/> <input type="checkbox"/> Amendment
Proper signatures <input type="checkbox"/>	Proper signatures*** <input type="checkbox"/>	Proper signatures <input checked="" 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 checked="" 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 checked="" type="checkbox"/>	Land use statement <input type="checkbox"/>
Zoning Location Maps (2) <input type="checkbox"/>	Draft Conditions <input type="checkbox"/>	Draft Conditions <input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	New instrument** <input type="checkbox"/>
GIS190202	List of partners/principals/officers** <input type="checkbox"/>	List of partners/principals/officers** <input checked="" 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 checked="" 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"/>	

GIS \$25

\*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: \$	5,820	Sign fee: \$	40	Date filed:	3-18-20
Escarpment	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Receipt no.	9801	Receipt no.	9801	Accepted by:	mm
Floodplain	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Notification area:	500 FT.	No. of signs:	4	Date withdrawn:	

ZRT

Tentative CPC

Hearing Date:

6/2/2020

Planner: Pamela Daniel

File No.: Z 190 - 235 ( )

## LAND USE STATEMENT

(Property bounded by Luther Lane, Kate Street, Berkshire Lane, and Westchester Drive)

### I. PURPOSE OF REQUEST:

This request is for the creation of a new subarea within Planned Development District 314 ("PD 314"), Tract III. The proposed zoning would permit multifamily, restaurant, hotel, public open space, parking garage, and office uses. This development would bring a much needed update to the existing 65 year old parking garage. The addition of residential and hotel to the area will bring life to the west side of Preston Center at night, which will help the surrounding retail and restaurant uses. The addition of public open space will also be significant as it will provide a central gathering space for the Preston Center patrons. This development will help spur the growth of this area into an urban, walkable center.

### II. EXISTING LAND USE:

The property is currently zoned PD 314, Tract III. The property is currently occupied by a parking garage.

### III. ADJACENT PROPERTY USES:

The subject property is adjacent to retail, restaurant, financial institution, medical office, office, and personal service uses to the east. The property to the north is occupied by personal service, office, medical office, and restaurant uses. The property to the west is occupied by retail, restaurant, convenience store, financial institution, medical office, office, and personal service uses. The property to the south is occupied by retail, personal service, and restaurant uses.

### IV. PROPOSED USE OF THE REQUEST AREA:

The proposed use of the request area is multifamily, restaurant, hotel, public open space, and office uses.

Z 190-235



Printed: 2/26/2020

Legend

- |                      |                                |                       |                            |
|----------------------|--------------------------------|-----------------------|----------------------------|
| 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        | SPSPD 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    |                            |

**Z190-235**

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)

