



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"/>	Prospective Buyer <input type="checkbox"/>			Individual <input type="checkbox"/>	Corporation <input type="checkbox"/>
Tenant <input checked="" type="checkbox"/>				Partnership <input type="checkbox"/>	Trust <input type="checkbox"/>
Name:	Dallas Arboretum & Botanical Gardens	Name:	Robert Reeves & Associates, Inc.	Name:	Texas Department of Transportation
Address:	8617 Garland Rd.	Address:	900 Jackson St., Ste. 160	Address:	4777 US 80
City/St/Zip:	Dallas, Texas 75218	City/St/Zip:	Dallas, TX 75202	City/St/Zip:	Mesquite, Texas 75150
Telephone:	214-515-6500	Telephone:	214-749-0530	Telephone:	214-320-6100
Fax:	214-515-6670	Fax:	214-749-5605	Fax:	
E-mail:		E-mail:	rob.reeves@sbcglobal.net	E-mail:	
See Attached Letter of Authorization			See Note on Land Use Statement		
Signature of Applicant			Signature of Owner		

Existing zoning:	PD No. 287	Location & cross street:	West line of Garland Rd. near Lakeland Dr.	
Mapscos no.	37-Q,R,U,V	Request:	Application for an underground walkway which will link the B-1 garage located on	
Zoning map no.	H-9 & 9		Tracts 6a & 6b to the main entrance to the Children's Garden located in Tract 5.	
Council district	9		The Underground walkway is associated with the 1,100 parking space B-1 garage.	
School district	DISD			
Census tract no.	81	Lot(s)/Block(s):	N/A	Size of request:
				24,769 sq. ft. or .569 acres

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"/> Renewal <input type="checkbox"/> Amendment <input type="checkbox"/> Auto Renewal*** <input type="checkbox"/>		Termination <input type="checkbox"/> Amendment <input type="checkbox"/>
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 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 type="checkbox"/>	Tax and lien statements <input type="checkbox"/>	
Traffic 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/princ. <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"/>
	List of partners/principals/officers** <input checked="" type="checkbox"/>	List of partners/principals/officer** <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"/>	

*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: \$ 1170.00	Sign fee: \$ 20.00	Date filed: 24 June 2013
Escarpment Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Receipt no. 5079	Receipt no. 5079	Accepted by: WPE
Floodplain Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Notification area: 200 FT.	No. of signs: 2	Date withdrawn:

Date: Aug 13, 2013	Planner: Wimer	File No.: 2123 - 319 1
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Land Use Statement
SUP for a Underground Walkway
Dallas Arboretum and Botanical Gardens

June 24, 2013

This is a request by the Dallas Arboretum and Botanical Gardens for an underground walkway under Garland Road, which will link the proposed parking garage located on Tracts 6a and 6b to the main campus near the entrance to the Children's Garden. The requirement for an SUP for an underground walkway was approved in the June 2011 amendment to PD 287.

TXDOT has verbally approved the location of the underground walkway. However, final TXDOT approval will occur when a Multi-Use Agreement is executed both by the City of Dallas and TXDOT and approved by the city council on or before the date that the SUP is approved by the city council. This process is consistent with past practices working with TXDOT.

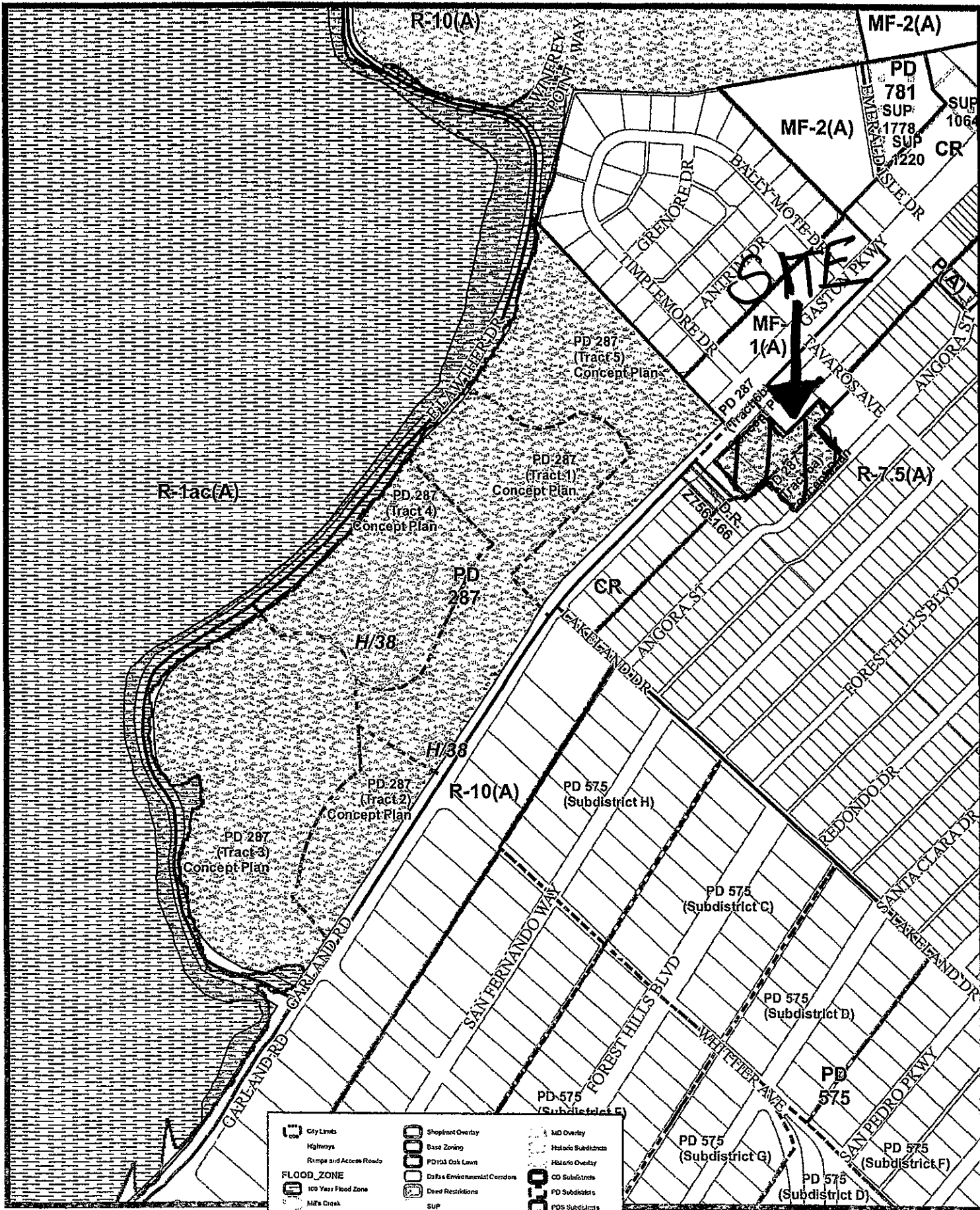
Proposed SUP Conditions

SECTION 1. That the zoning ordinances of the City of Dallas are amended to allow the property described in Exhibit A, which is attached to and made a part of this ordinance ("the Property"), which is presently zoned as Tracts 5 and 6b, Planned Development District No. 287, to be used under Specific Use Permit No. _____ for a underground walkway.

SECTION 2: That this specific use permit is granted on the following conditions:

1. USE: The only use authorized by this specific use permit is a underground walkway.
2. TIME LIMIT: This specific use permit is for a permanent time period.
3. MAINTENANCE: The property must be properly maintained in a state of good repair and neat appearance.
4. GENERAL REQUIREMENTS: Use of the property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

2123-319



1:6,000

City Limits	Shopfront Overlay	MD Overlay
Highways	Base Zoning	Historic Subdistrict
Ramps and Access Roads	PD100 Oak Lawn	Historic Overlay
FLOOD_ZONE	Dad's Environmental Corridor	CD Subdistrict
100 Year Flood Zone	Deed Restrictions	PD Subdistrict
M&E Creek	SUP	PD5 Subdistrict
Peak's Branch	D	NSD Subdistrict
X PROTECTED BY LEVEE	D-1	NSD Overlay
Parks	CP	Easement Overlay
Hwy Map Overlay	SP	
Parking / Transportation Overlay		

Case ID:

Printed: 4/2/2013

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