



City of Dallas

NS

Sustainable Development & Construction Department

1500 Marilla Street Room 5B North Dallas, TX 75201 Phone 214.670.4209 Fax 214.670.4210

Zoning Change Application

April 2019

Provide the following information. (Please print).

Applications that alter this form will not be accepted. Please attach a second page if necessary.

| Applicant | | Representative | | Owner | |
|---|------------------------|----------------|---|--|-------------------------|
| Owner <input type="checkbox"/> <input checked="" type="checkbox"/> Prospective Buyer Tenant <input type="checkbox"/> | | | | Individual <input type="checkbox"/> <input type="checkbox"/> Corporation Partnership <input checked="" type="checkbox"/> <input type="checkbox"/> Trust | |
| Name: | Mill Creek Residential | Name: | Rob Baldwin | Name: | WRSM No. 1, LP |
| Address: | 5910 N. Central Expy | Address: | 3904 Elm Street Suite B | Address: | 7001 Preston Rd Ste 250 |
| City/St/Zip: | Suite 1100 | City/St/Zip: | Dallas, TX 75226 | City/St/Zip: | Dallas, TX 75205 |
| Telephone: | Dallas, TX 75206 | Telephone: | 214-824-7949 | Telephone: | |
| Fax: | | Fax: | | Fax: | |
| E-mail: | | E-mail: | rob@baldwinplanning.com | E-mail: | |
| See attached letter Signature of Applicant | | | See attached letter Signature of Owner | | |

| | | | |
|------------------|-----------|--------------------------|--|
| Existing zoning: | CR & MU-1 | Location & cross street: | 7522 & 7530 East Grand Avenue |
| Mapsco no. | 37-X | Request: | New Planned Development District for mixed uses Termination of deed restrictions (DR Z990-137) on a portion |
| Zoning map no. | I-9 | | |
| Council district | 2 | | |
| School district | DISD | | |
| Census tract no. | 12.02 | Lot(s)/Block(s): | Block 2700 |
| | | Size of request: | 3.8776 acres |

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*** | New <input checked="" type="checkbox"/> <input type="checkbox"/> Amendment | Termination <input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> |
| GIS201073 GIS fee: \$50 | List of partners/principals/officers** <input type="checkbox"/> | List of partners/principals/officers** <input checked="" type="checkbox"/> | \$ 900 ⁰⁰ for Deed termination |
| | 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 checked="" type="checkbox"/> | |
| | Tree Survey (2 folded)** <input type="checkbox"/> | Tree Survey** <input checked="" 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: \$ 10820 ⁰⁰ | Sign fee: \$ 10 | Date filed: 11-25-2060 |
| Escarpment | Y <input type="checkbox"/> N <input checked="" type="checkbox"/> | Receipt no. 10085 | Receipt no. 10085 | Accepted by: Hannah Lee |
| Floodplain | Y <input type="checkbox"/> N <input checked="" type="checkbox"/> | Notification area: 500 FT. | No. of signs: 1 | Date withdrawn: |

| | | | | | |
|--------------------|-----------|----------|--------|-----------|-------------|
| Staff Review Date: | 1/26/2021 | Planner: | Keller | File No.: | Z 201 - 139 |
|--------------------|-----------|----------|--------|-----------|-------------|

Baldwin

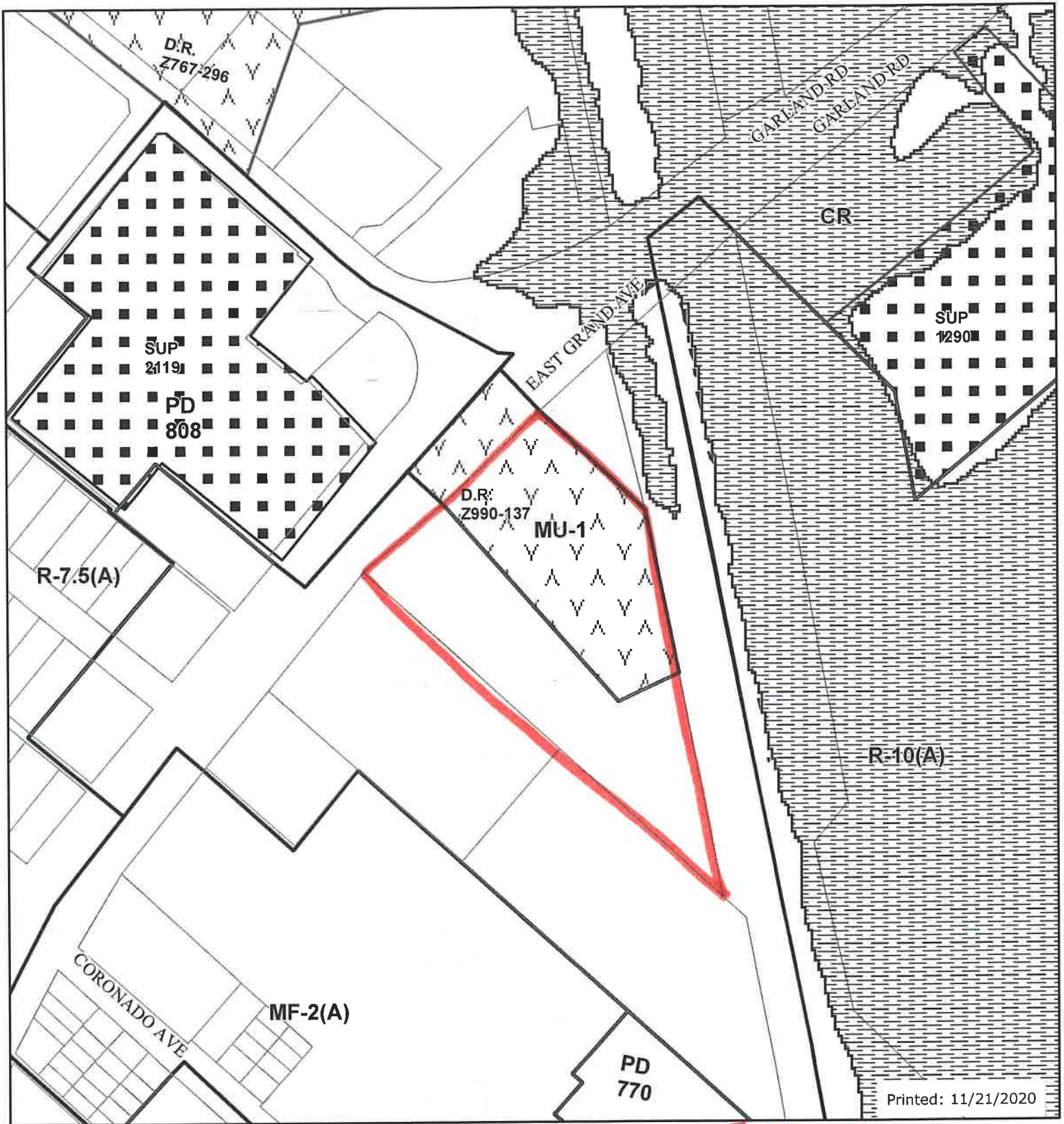
Associates

Land Use Statement

7522 & 7530 East Grand Avenue

- The purpose of this request is to create a new Planned Development District to allow for a mixed use development and to terminate deed restrictions (Z990-137) on a portion. The property is zoned CR and MU-1 with these deed restrictions that limit structure height to 54 feet and four stories and lot coverages to 60 percent. The property is currently developed with single story restaurant uses.
- The property is located at the 3G intersection: East Grand Avenue, Gaston Road and Garland Road. This area is also considered an Urban Neighborhood and at the end of a multi-modal corridor that continues to the northwest on Garland Road on the ForwardDallas! Vision Illustration. The property also abuts the Santa Fe Trail on the east.
- The proposed development will consist of approximately 320 multifamily dwelling units and approximately 13,600 square feet of office, retail and restaurant uses. The structure is proposed to be eight stories in height and providing parking in a parking structure. The development will comply with parking code and landscaping per Article X. The PD conditions provide for an affordable housing development bonus and specific design standards.
- Surrounding zoning districts and land uses:
 - North: CR, developed with retail uses
 - East: R-10(A), Santa Fe Trail and floodway/creek south of White Rock Lake
 - South: CR, MF-2(A), PD 954 & PD 770, developed with multifamily uses and an animal clinic use
 - West: PD 908 with SUP No. 2119, developed with retail and personal service uses, office, and SUP for a bar, lounge, or tavern
 - CR, developed with restaurant and retail uses
 - R-7.5(A), developed with single family uses

Z201-139



Printed: 11/21/2020

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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 | SPSP 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 | |

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)

