

2202160019



City of Dallas

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

NS

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"/>	Prospective Buyer <input checked="" type="checkbox"/>			Individual <input type="checkbox"/>	Corporation <input type="checkbox"/>
Tenant <input type="checkbox"/>				Partnership <input type="checkbox"/>	Trust <input type="checkbox"/>
Name:	OP Acquisitions, LLC	Name:	Rob Baldwin	Name:	Shoreline Church Dallas
Address:	2501 N. Harwood, Ste 2400	Address:	3904 Elm Street Suite B	Address:	10715 Garland Road
City/St/Zip:	Dallas, TX 75201	City/St/Zip:	Dallas, TX 75226	City/St/Zip:	Dallas, TX 75218
Telephone:		Telephone:	214-824-7949	Telephone:	
Fax:		Fax:		Fax:	
E-mail:	dls@ojalaholdings.com	E-mail:	rob@baldwinplanning.com	E-mail:	
See attached letter			See attached letter		
Signature of Applicant			Signature of Owner		

Existing zoning:	R-7.5(A) ✓	Location & cross street:	10715 Garland Road / Northwest side of Garland, north of Centerville Rd		
Mapsco no.	38-F ✓	Request:	New Planned Development District for MF-2(A) uses		
Zoning map no.	G-10 ✓				
Council district	9 ✓				
School district	DISD ✓				
Census tract no.	128.00 ✓	Lot(s)/Block(s):	Block 5361 & 5364	Size of request:	7.257 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"/> Renewal <input type="checkbox"/> Amendment <input type="checkbox"/> Auto Renewal*** <input type="checkbox"/>	New <input checked="" type="checkbox"/> Amendment <input type="checkbox"/>	Termination <input type="checkbox"/> Amendment <input type="checkbox"/>
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"/>
GIS212192	List of partners/principals/officers** <input type="checkbox"/>	List of partners/principals/officers** <input checked="" type="checkbox"/>	
GIS doc: 825	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 checked="" 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: \$	7570	Sign fee: \$	10	Date filed:	2-16-22
Escarpment	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Receipt no.	00718110	Receipt no.	00718110	Accepted by:	stannah C
Floodplain	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Notification area:	500 FT.	No. of signs:	1	Withdrawn:	

Staff Review Date:	ZRT 5.3.2022	Planner:	RYAN MULKEY	File No.:	Z 212-190 (RM)
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Garland Rd + Centerville Rd

TRS

TRSS

traffic study pending, ok to accept per Andreea

5820
1750
6570

total: \$7005

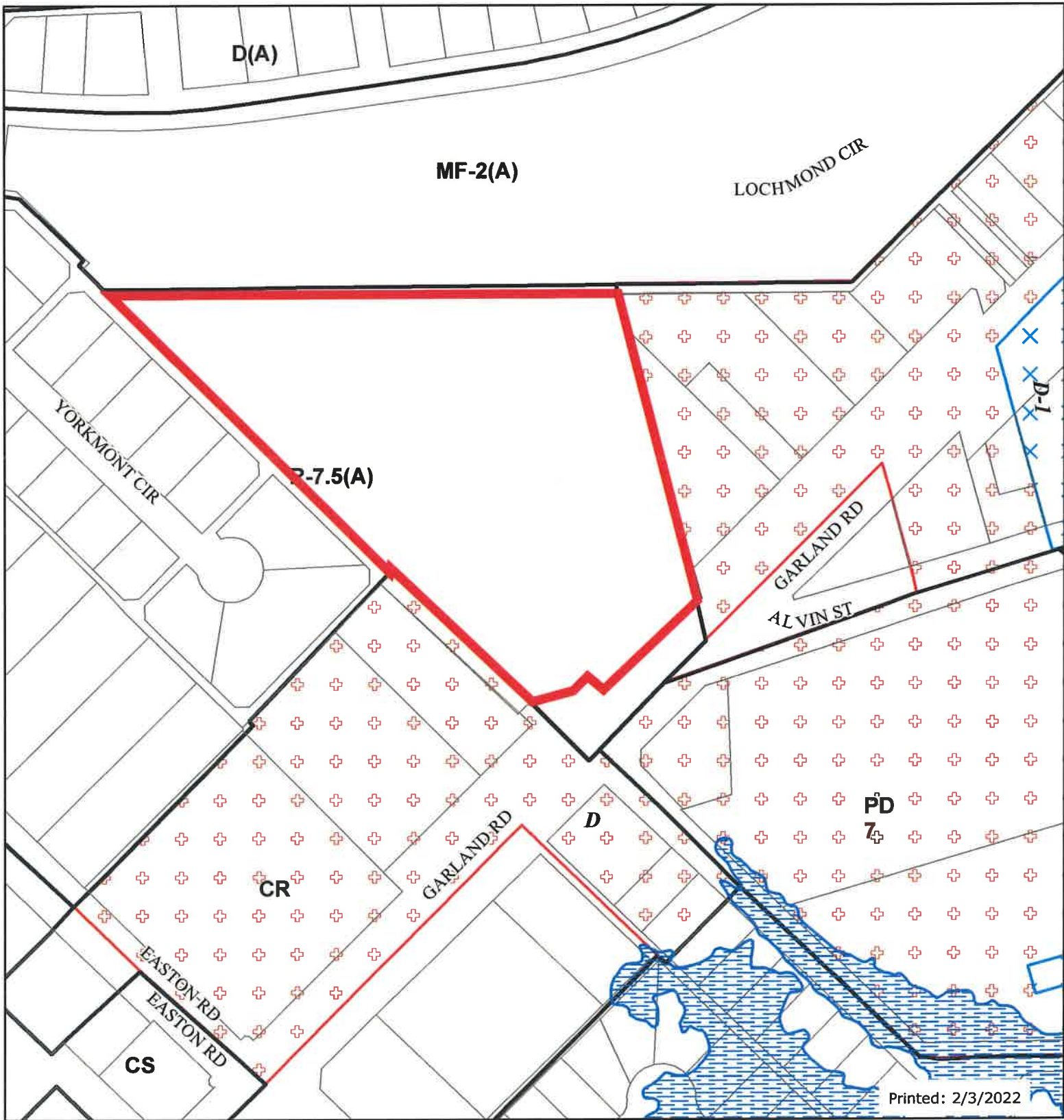
Ojala Partners

City of Dallas
Planning and Urban Design
1500 Marilla Street, Room 5BN
Dallas, TX 75201
Attention: Andreea Udrea

Re: Land Use Statement – 10715 Garland Rd. Dallas, TX Zoning Change Request

- **Reason:** OP Acquisitions, LLC is applying to rezone the Shoreline Dallas Church property from R-7.5(A) to a Planned Development with base zoning of MF(2) with the intent of developing multifamily uses, utilizing the Mixed Income Housing Bonus Development Bonus to include 10% of units at 80% AMI and a ~3,000 SF Creative Office space along Garland Road within the main multifamily building.
- **Size:** 316,638 square feet or ~7.27 acres.
- **Existing Zoning and Use:** R-7.5(A) / Shoreline Dallas Church
- **Existing Zoning and Uses of the properties surrounding the properties:**
 - North: MF-2(A), developed with multifamily uses
 - East: CR, developed with retail uses
 - South:
 - CR , developed with retail and medical office uses
 - PD 7, developed with retail and mini-warehouse uses
 - West: R-7.5(A), developed with single family uses
- **Proposed Use:** ~310 Multifamily units (44.7 units per acre) with a ~3,000 square foot creative office/retail component. The structure will contain 4 stories plus a basement story with a height of 66 feet, before ordinary height overruns.

2212-190



Printed: 2/3/2022

2212-190

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 | SPSD 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)

