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EJ



# Department of Planning and Development

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

## Zoning Change Application

October 2002

Applicant		Representative		Owner	
Owner <input checked="" type="checkbox"/> <input type="checkbox"/> Prospective Buyer Tenant <input type="checkbox"/>				Individual <input type="checkbox"/> <input checked="" type="checkbox"/> Corporation Partnership <input type="checkbox"/> <input type="checkbox"/> Trust	
Name:	Elliott's Hardware Inc.	Name:	Barry R. Knight, Winstead PC	Name:	Elliott's Hardware Inc.
Address:	2049 Coit Road	Address:	5400 Renaissance Tower	Address:	2040 Coit Road
City/St/Zip:	Plano, TX 75075	City/St/Zip:	Dallas, Texas 75270	City/St/Zip:	Plano, TX 75075
Telephone:	972-948-2611	Telephone:	(214) 745-5400	Telephone:	972-948-2611
Fax:	972-312-0784	Fax:	(214) 745-5390	Fax:	972-312-0784
E-mail:	kwalters@elliottshardware.com	E-mail:	bknight@winstead.com	E-mail:	kwalters@elliottshardware.com
 Signature of Applicant Kyle Walters, President		 Signature of Owner Kyle Walters, President			

Existing zoning:	IR	✓	Location & cross street:	4901 Maple Avenue at Southeast corner of Medical District Drive	
Mapsco no.	34U&Y	✓	Request:	Change zoning from IR to PD to allow a grocery store and other CR uses.	
Zoning map no.	I-6	✓			
Council district	2	✓			
School district	DISD				
Census tract no.	0004.01	✓	Lot(s)/Block(s):	Lot 1, Block A/5746	Size of request:: 4.77 acres

Areas below to be completed by staff during application intake.

General Zoning Change*	Specific Use Permit*	Planned Development	Deed Restriction*
	New <input type="checkbox"/> <input type="checkbox"/> Renewal Amendment <input type="checkbox"/> <input type="checkbox"/> Auto Renewal***	District*	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 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"/>
	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 checked="" type="checkbox"/>	
	Tree survey (2 folded)** <input 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: \$ 5,820=	Sign fee: \$ 30=	Date filed: 10-28-10
Escarpment	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Receipt no. 1388	Receipt no. 1389	Accepted by: A.T.H.
Floodplain	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Notification area: 500 FT.	No. of signs: 3	Date withdrawn:

Tentative CPC Hearing Date:	Planner: Grace	File No.: 2101-11513992 ( )
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## Land Use Statement for 4901 Maple Avenue, Dallas, Texas

The above-referenced property is 4.77 acres in size and is currently zoned IR Industrial Research. Elliott's Hardware Store is located in the existing 74,689 square foot building. A total of 286 parking spaces are provided. The reason for the planned development district request is to allow a grocery store (retail store with greater than 3,500 square feet) to occupy the existing building and maintain 258 existing parking spaces. No additional landscaping will be provided upon site. A private license is being sought on the surplus city property located adjacent to Maple Avenue in order to place landscaping in that area. For development other than the use of the existing building, CR Community Retail district regulations and Article 10 landscaping regulations will apply.

Z101-115

MU-2  
D.R.  
Z056-  
255

IR

PD 193  
(MF-2)

PD 193  
(R-7.5)

NEW ORLEANS PL

RAMPART ST

AMERICA ST  
MAPLE ST  
SHERBURN BLVD

PD 193  
(LC)

PD 193

PD 193  
(MF-2)

PD 193  
(GR)

MEDICAL DISTRICT DR

MAPLE AVE

CLARA ST

SITE

D.R.  
Z989-  
261

PD 712

PD 712  
(Tract 1)

PD 583

CASS ST

LAKE AVE

PD 193  
(MF-2)

SYLVESTER ST  
KINGS RD

PD 663

BENGAL ST

	City Limits		Base Zoning		MD Overlay
	Flood Zone		PD193 Oak Lawn		Historic Subdistricts
	500 Year		Dallas Environmental Corridors		Historic Overlay
	A		Deed Restrictions		CD Subdistricts
	AE		SUP		PD Subdistricts
	AH		D		PDS Subdistricts
	X PROTECTED BY LEVEE		D-1		NSO Subdistricts
	Parks		CP		NSO_Overlay
			SP		Escarpment Overlay



1:2,400

Part of Map(s): I-6  
Printed: 10/28/2010

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