



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

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 checked="" type="checkbox"/>	Prospective Buyer <input type="checkbox"/>			Individual <input type="checkbox"/>	Corporation <input type="checkbox"/>
Tenant <input type="checkbox"/>				Partnership <input checked="" type="checkbox"/>	Trust <input type="checkbox"/>
Name:	JAMP Westfork LLC	Name:	Tricor / Joel D. Thomas	Name:	JAMP Westfork LLC
Address:	14114 N. Dallas Pkwy #240	Address:	8281 E Gelding Dr	Address:	14114 N. Dallas Pkwy #240
City/St/Zip:	Dallas/TX/75254	City/St/Zip:	Scottsdale/AZ/85260	City/St/Zip:	Dallas/TX/75254
Telephone:		Telephone:	970-556-3345	Telephone:	
Fax:		Fax:	NA	Fax:	
E-mail:		E-mail:	joel.thomas@tricorcontracting.com	E-mail:	
(See attached letter of authorization)			(See attached letter of authorization)		
Signature of Applicant			Signature of Owner		

Existing zoning:	MH(A)/A(A) LI	Location & cross street:	5500 Wilson St
Mapscop no.	42C/42L/42K	Request:	General Zoning Change from MH(A), A(A), & LI to CH.
Zoning map no.	5-11		
Council district	6		
School district	Dallas ISD		
Census tract no.	106.01	Lot(s)/Block(s):	PT BLKS 7168, 7166, A/7164
		Size of request:	44.611 ac

Areas below to be completed by staff during application intake.

General Zoning Change*	Specific Use Permit*	Planned Development District*	Deed Restrictions*
<input checked="" type="checkbox"/>	New <input type="checkbox"/> Renewal <input type="checkbox"/> Amendment <input type="checkbox"/> Auto Renewal*** <input type="checkbox"/>	New <input type="checkbox"/> Amendment <input type="checkbox"/>	Termination <input type="checkbox"/> Amendment <input type="checkbox"/>
Proper signatures <input checked="" type="checkbox"/>	Proper signatures*** <input type="checkbox"/>	Proper signatures <input type="checkbox"/>	Proper signatures <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"/>	Letter(s) of authorization <input type="checkbox"/>
Land use statement <input checked="" type="checkbox"/>	Land use statement <input type="checkbox"/>	Land use statement <input type="checkbox"/>	Land use statement <input type="checkbox"/>
Zoning Location Maps (2) <input checked="" type="checkbox"/>	Draft Conditions <input type="checkbox"/>	Draft Conditions <input type="checkbox"/>	Zoning Location Maps (2) <input type="checkbox"/>
Tax Plat Maps (2) <input checked="" 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 checked="" type="checkbox"/>	Tax Plat 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"/>
Copy of Deed <input checked="" 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 type="checkbox"/>	Copy of Deed <input type="checkbox"/>
Tax and lien statements <input checked="" type="checkbox"/>	Copy of Deed <input type="checkbox"/>	Copy of Deed <input type="checkbox"/>	Tax and lien statements <input type="checkbox"/>
Traffic Impact Worksheet <input checked="" type="checkbox"/>	Tax and lien statements <input type="checkbox"/>	Tax and lien statements <input type="checkbox"/>	List of partners/principals/officers** <input type="checkbox"/>
Traffic impact Study or Waiver** <input checked="" type="checkbox"/>	Traffic Impact Worksheet <input type="checkbox"/>	Traffic Impact Worksheet <input type="checkbox"/>	Termination instrument <input type="checkbox"/>
List of partners/principals/officers** <input checked="" type="checkbox"/>	Traffic impact Study or Waiver** <input type="checkbox"/>	Traffic impact Study or Waiver** <input type="checkbox"/>	New instrument <input type="checkbox"/>
	List of partners/principals/officers** <input type="checkbox"/>	List of partners/principals/officers** <input type="checkbox"/>	
	Site Plans (10 folded) <input type="checkbox"/>	Conceptual plans (10 folded) or Development Plans (10 folded) <input 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: \$

*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: \$ 11,575	Sign fee: \$ 50	Date filed: 5-26-2020
Escarpment:	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Receipt no. 9861	Receipt no. 9861	Accepted by: Hannah Canada
Floodplain:	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Notification area: 500 FT.	No. of signs: 5	Date withdrawn:

(FEE: \$9,315 + 20 ac @ \$113 = \$11,575)

Staff Review Date:	7/14/2020	Planner:	Jeremy Teague	File No.:	Z 190.273
--------------------	-----------	----------	---------------	-----------	-----------

Lakisha Girdler

March 12, 2020

LAND USE STATEMENT

5500 Wilson Street
Dallas, Texas 75212

Purpose of Request:

This request is for a General Zoning Change for the property located at 5500 Wilson Street from Manufactured Housing (MH), Light Industrial (LI), and Agriculture(A) Zoning to Cluster Housing (CH).

The Site:

The property is a contiguous, undeveloped 44.6 acre site located northeast of Walton Walker Boulevard and Singleton Boulevard in West Dallas. Generally, the West Fork Trinity River and City of Dallas Trinity River Levee System borders the north and west portions of the Property. Undeveloped, vacant Industrial property is located to the south, and a residential neighborhood to the east. The subject property includes an existing delineated floodway (drainage way) that runs along the west and north of the site, as well as bisects the property at its midpoint. Currently, the property has no structures, is fenced, and is unmaintained. Waste, trash, and debris have been dumped on site by others over the years due to the vacant nature of the property.

Existing Property Zoning/ Land Use:

Although currently vacant, the property has a current land use designation of commercial. The existing zoning is designated as Manufactured Housing (MH), Light Industrial (LI), and Agriculture (A).

Adjacent Property Zoning/ Land Uses:

The properties located directly to the north and west are zoned Agriculture A(A). The properties located directly to the east are zoned Residential R-5(A) and include existing single family detached homes. The properties located directly to the south are zoned Light Industrial (LI) and remain vacant.

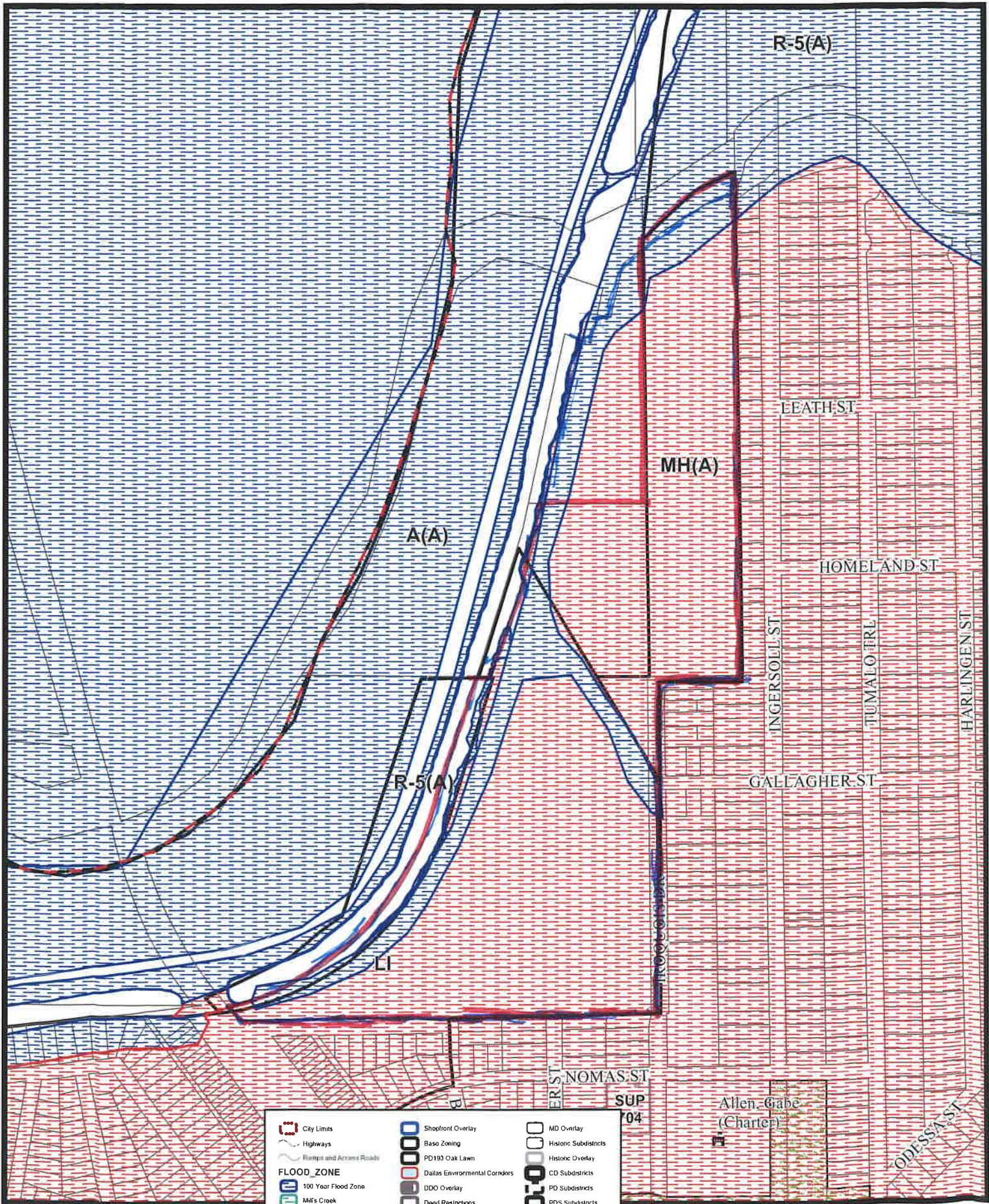
Proposed Zoning/Land Use of the Request Area:

In its urban residential context, the request is for a general zone change to remove the Manufactured Housing, Industrial, and Agriculture uses, and rezone the property to the standard City of Dallas Cluster Housing zoning category that would complement the existing neighborhood, create beautiful one-story homes and an abundance of open space.

**CITY OF DALLAS
ZONING DISTRICT STANDARDS
CHAPTER 51A**

PROPOSED ZONING DISTRICT		CLUSTER HOUSING
DESIGNATION		CH
MAXIMUM DENSITY (DWELLING UNITS PER ACRE)		18 DU/AC
MINIMUM LIVING AREA (SQ. FT.)		NONE
MINIMUM LOT SIZES & DIMENSIONS (FT)	AREA (SQ. FT)	2,000 SF
	WIDTH	N/A
	DEPTH	N/A
MINIMUM YARD SETBACKS (FT)	FRONT	0 FT
	REAR	0 FT
	SIDE ON STREET	0 FT
	BETWEEN BUILDINGS	N/A
MAXIMUM HEIGHT		36 FT (3-story)
MAXIMUM LOT COVERAGE (%)		60%
MINIMUM ROOF PITCH		N/A
LANDSCAPE BUFFER FROM ROW (FT)		5 FT
PARKING REQUIREMENTS	MINIMUM SPACES	1/UNIT 0.25/UNIT GUEST
	CARPORT	N/A
	GARAGE	N/A

Z190-273



1:5,200

	City Limits		Shopfront Overlay		MD Overlay
	Highways		Base Zoning		Historic Subdistricts
	Ramps and Access Roads		PD193 Oak Lawn		Historic Overlay
FLOOD_ZONE			Dallas Environmental Corridors		CD Subdistricts
	100 Year Flood Zone		DDO Overlay		PD Subdistricts
	Mill's Creek		Deed Restrictions		PDS Subdistricts
	Peak's Branch		SUP		NSO Subdistricts
	X PROTECTED BY LEVEE		D		NSO_Overlay
	Parks		D-1		Escarpment Overlay
	Height Map Overlay		CP		
	Parking Management Overlay		SP		

Case ID: **7190-273**
 Printed: 2/20/2020