



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 type="checkbox"/> Tenant <input type="checkbox"/> <input checked="" type="checkbox"/> Prospective Buyer				Individual <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Trust <input type="checkbox"/>	
Name:	Larkspur Acquisitions LLC	Name:	Rob Baldwin	Name:	Please See Attached
Address:	2929 Carlisle St Ste 210	Address:	3904 Elm Street Suite B	Address:	
City/St/Zip:	Dallas, TX 75204	City/St/Zip:	Dallas, TX 75226	City/St/Zip:	
Telephone:		Telephone:	214-824-7949	Telephone:	
Fax:		Fax:		Fax:	
E-mail:		E-mail:	rob@baldwinplanning.com	E-mail:	
See attached letter			See attached letter		
Signature of Applicant			Signature of Owner		

Existing zoning:	IR ✓	Location & cross street:	South side of South Haskell Avenue, east and west of Ash Lane
Mapsco no.	46-K ✓	Request:	New Planned Development District to allow for a multifamily use
Zoning map no.	J-8 ✓		
Council district	2 ✓		
School district	DISD ✓		
Census tract no.	0025.00 ✓	Lot(s)/Block(s):	Blk 1/808, Lt 5, Blk 3/808, Lts 1, pt 5, pt 6, Tract 4
		Size of request:	2.685 acres

723 + 817 S Haskell, 620 S Hill, 4000 Ash Ln 7178 Haskell

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"/>
GIS212409	List of partners/principals/officers** <input type="checkbox"/>	List of partners/principals/officers** <input checked="" type="checkbox"/>	
\$25.00	Site Plans (10 folded) <input type="checkbox"/>	Conceptual plans (10 folded) or <input checked="" type="checkbox"/>	
	Landscape Plans (10 folded)** <input type="checkbox"/>	Development Plans (10 folded) <input checked="" type="checkbox"/>	
	Tree Survey (2 folded)** <input type="checkbox"/>	Landscape Plans (10 folded)** <input checked="" 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: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Filing fee: \$ 6820.00	Sign fee: \$ 40.00	Date filed: 10-28-22
Escarpment: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Receipt no. 747974	Receipt no. 74976	Accepted by: Hannah C
Floodplain: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Notification area: 500 FT.	No. of signs: 4	Date withdrawn:

*Missing any amended items, add \$1000/each Total = \$6885.00

Staff Review Date: 10/4/22	Planner:	File No.: Z 212-287
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7 per PD LS + Dev Plan not required - H.C

Baldwin Associates

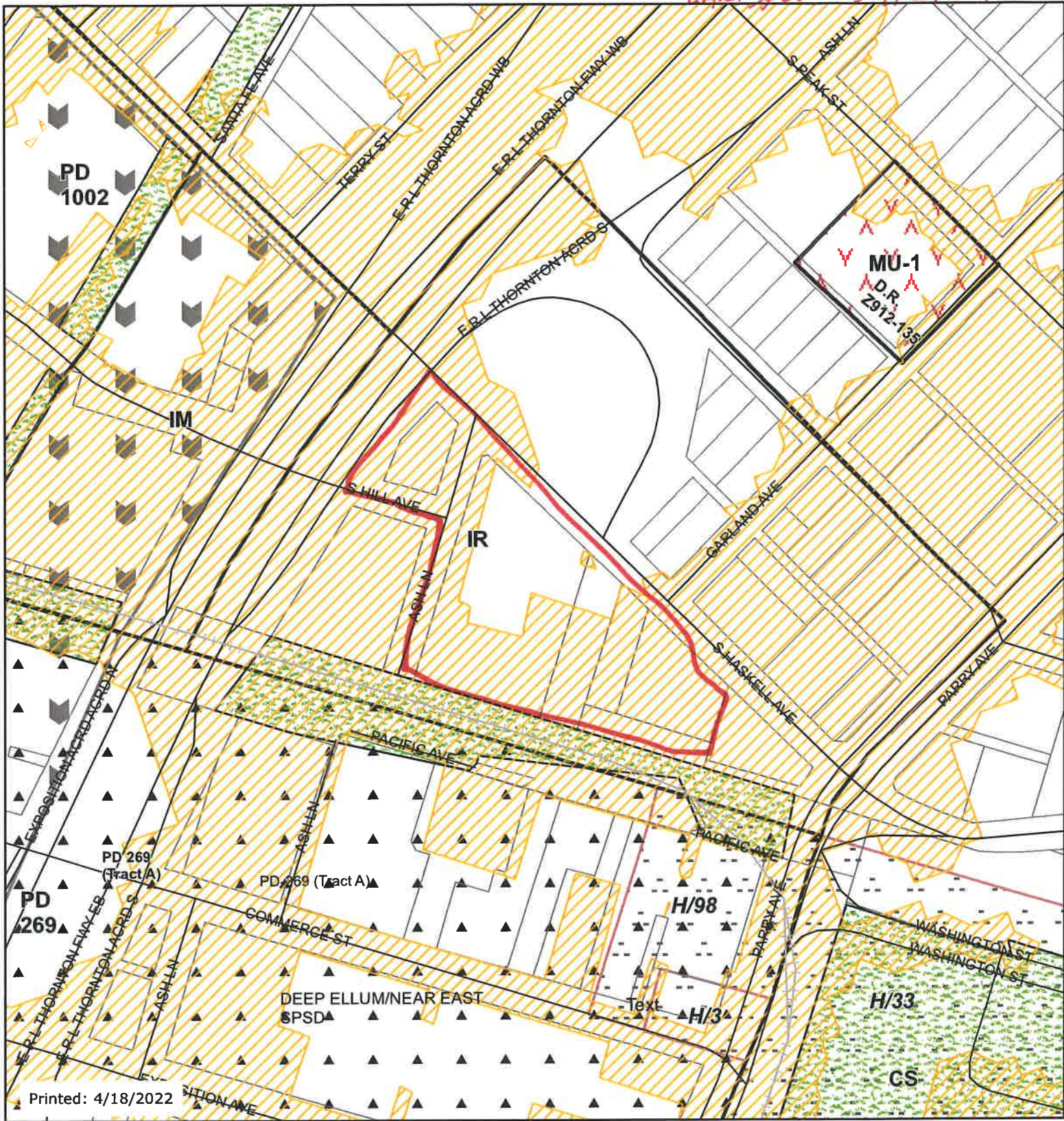
Land Use Statement

South Haskell Avenue at Ash Lane

- The subject property is currently developed with a commercial building and outside commercial amusement uses and zoned IR.
- The application is for a new Planned Development District to allow for the construction of up a new multifamily project of approximately 250 units.
- Surrounding zoning districts and land use are:
 - North: Zoned IR and is improved with commercial and industrial buildings and a freeway off-ramp.
 - East: Zoned CS and improved with surface parking for Fair Park.
 - South: Zoned PD-269, Tract A and improved with old industrial buildings converted to offices and residences. The subject property is separated from the property to the south by the Santa Fe Trail and a DART line.
 - West: Zoned IR and improved with industrial and commercial buildings.

2212-287

LARKspur - S. Haskell



Printed: 4/18/2022

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|----------------------------------|--------------------------------|----------------------------|
| City Limits | Base Zoning | Historic Subdistricts |
| Railroads | Demolition Delay Overlay | Historic Overlay |
| Public Schools | PD193 Oak Lawn | Height Map Overlay |
| Floodplain | Dallas Environmental Corridors | CD Subdistricts |
| 0.2 Pct Annual Flood Hazard | SPSD Overlay | PD Subdistricts |
| 1 Pct Annual Chance Flood Hazard | Deed Restrictions | PDS Subdistricts |
| East Peak's Branch | SUP | NSO Subdistricts |
| Floodway | Dry Overlay | NSO_Overlay |
| Mill Creek | D | Escarpment Overlay |
| Peak's Branch | D-1 | Parking Management Overlay |
| X Protected By Levee | CP | Shop Front Overlay |
| Parks | SP | |
| Certified Parcels | MD Overlay | |

2212-287

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)



1:2,400