

\$5,840 ✓



City of Dallas 41.971

Planning and Development Department

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

Zoning Change Application

September 2024

Is Spanish notification required?
YES NO

Provide the following information. (The form is fillable.)

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 checked="" type="checkbox"/>
Tenant <input type="checkbox"/>				Partnership <input type="checkbox"/>	Trust <input type="checkbox"/>
Name:	See owner information	Name:	Angela Hunt, Munsch Hardt Kopf & Harr, P.C.	Name:	EQR-Westerly LP
Address:		Address:	500 N Akard Street, Suite 4000	Address:	2 N Riverside Plaza, Suite 400
City/St/Zip:		City/St/Zip:	Dallas, Texas 75201	City/St/Zip:	Chicago, Illinois 60606
Telephone:		Telephone:	214-855-7527	Telephone:	415-744-4287
Fax:		Fax:		Fax:	
E-mail:		E-mail:	ahunt@munsch.com	E-mail:	dsullins@eqr.com
See attached Letter of Authorization			See attached Letter of Authorization - Drew Sullins		
Signature of Applicant			Signature of Owner		

Existing zoning:	PD 714 <i>Sub 1A</i>	Location & cross street:	411 W Commerce Street (NE corner of Pittman St and W Commerce)
Mapscos no.	44-Q	Request:	PD 714 Subdistrict 1A amendment to revise commercial requirements
Zoning map no.	K-6 ✓	<i>Need remainder of SA 1A (on Boulder)</i>	
Council district	6 ✓	<i>EXHIBIT 714A + 714B updates</i>	
School district	DISD ✓		
Census tract no.	48113004300 ✓	Lot(s)/Block(s):	Lot 3, Block A/6821
			Size of request: 3.227 A

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"/>	<i>Sub</i> New <input type="checkbox"/> Amendment <input type="checkbox"/>	New <input type="checkbox"/> Amendment <input type="checkbox"/> Termination <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 Map (1) <input type="checkbox"/>	Draft Conditions <input type="checkbox"/>	Draft Conditions <input checked="" type="checkbox"/>	Zoning Location Map (1) <input type="checkbox"/>
Plat/Neighborhood Block Map (1) <input type="checkbox"/>	Zoning Location Map (1)*** <input type="checkbox"/>	Zoning Location Map (1) <input checked="" type="checkbox"/>	Plat/Neighborhood Block Map (1) <input type="checkbox"/>
Correct lot & block or Metes & Bounds survey with drawing (1) <input type="checkbox"/>	Plat/Neighborhood Block Maps (1)** <input type="checkbox"/>	Plat/Neighborhood Block Map (1) <input checked="" type="checkbox"/>	Correct lot & block or Metes & Bounds survey with drawing (1) <input type="checkbox"/>
Copy of Deed <input type="checkbox"/>	Correct lot & block or Metes & Bounds survey with drawing (1)** <input type="checkbox"/>	Correct lot & block or Metes & Bounds survey with drawing (1) <input checked="" type="checkbox"/>	Bounds survey with drawing (1) <input type="checkbox"/>
Tax and lien statements <input type="checkbox"/>	Copy of Deed *** <input type="checkbox"/>	Copy of Deed <input type="checkbox"/>	Copy of Deed <input type="checkbox"/>
Traffic Impact Worksheet <input type="checkbox"/>	Tax and lien statements *** <input type="checkbox"/>	Tax and lien statements <input type="checkbox"/>	Tax and lien statements <input type="checkbox"/>
Traffic impact Study or Waiver** <input type="checkbox"/>	Traffic Impact Worksheet <input type="checkbox"/>	Traffic Impact Worksheet <input type="checkbox"/>	List of partners/principals/officers** <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 type="checkbox"/>	Termination instrument <input type="checkbox"/>
<i>GIS 245029</i>	List of partners/principals/officers** <input type="checkbox"/>	List of partners/principals/officers** <input type="checkbox"/>	New instrument <input type="checkbox"/>
<i>\$600</i>	Site Plans (2 folded) <input type="checkbox"/>	officers** Conceptual plans (2 folded) or Development Plans (2 folded) <input type="checkbox"/>	
<i>2410170004</i>	Landscape Plans (2 folded)** <input type="checkbox"/>	folded) Landscape Plans (2 folded)** <input type="checkbox"/>	
<i>00925896</i>	Tree Survey (2 folded)** <input type="checkbox"/>	folded)** Tree Survey** <input type="checkbox"/>	
	Elevation/perspectives (optional) <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: \$ <i>5820</i>	Sign fee: \$ <i>20</i>	Date filed: <i>11/15/24</i>
Escarpment:	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Receipt no. <i>930980</i>	Receipt no. <i>930980</i>	Accepted by: <i>SAS</i>
Floodplain:	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Notification area: <i>300</i> FT.	No. of signs: <i>2</i>	Date withdrawn:

Staff Review Date: *1/21/25* GIS Fee: *\$600* GIS Review No.: *245029*
 Tentative CPC: Planner: *LeQuan Clinton* File No.: *2245-118(LC)*

11/12 F/F 24111 2021 (5840) pd 11/15

LAND USE STATEMENT

411 W. Commerce Street

SITE DESCRIPTION AND CURRENT USE:

The subject tract is approximately 3.227 acres and developed with a 6-story mixed-use project that includes 331 apartment units and 17,745 sf of retail and personal service uses.

The property is zoned Planned Development 714, Subdistrict 1A, which requires mixed-use projects to include at least 5% retail and personal service uses as a portion of their total floor area. Due to market conditions, the applicant is seeking to amend the PD to create a new subdistrict for the subject property that would reduce this from 5% to 2%, and add live-work units as an allowable use.

DESCRIPTION OF SURROUNDING ZONING AND LAND USE:

The properties surrounding the site are also zoned PD 714, Subdistrict 1A:

- North:** Property north of the site is vacant.
- South:** Property is developed with apartments.
- East:** Property is developed with apartments/mixed-use.
- West:** Property is developed with a one-story metal building (an athletic academy).

PURPOSE OF REQUEST AND PROPOSED PD AMENDMENT:

Due to market conditions, the applicant has been unable to lease any of the required ground floor retail space since purchasing the property in 2021. To activate this space, the applicant is proposing to reduce the minimum percentage of retail and personal service uses from 5% to 2%, with live/work units counted as a retail/personal services use for purposes of qualifying as a mixed-use project:

	Existing	Proposed	
MF units	331 units	354 units	← does not include new live-work units
Total GSF	348,655	361,105	
Retail GSF	17,745	7,375	← includes 2,100 sf of new live-work units
% Retail GSF	5%	2%	

2245.118

The conversion of retail areas to residential uses is designed in such a way to allow them to be converted back to retail uses in the future.

IMPACT OF PROPOSED PD AMENDMENT:

This proposed amendment will activate vacant ground floor retail space with residential and live-work units. Adding more residents to the building will help support retail uses in the building and in the surrounding area as well as help spur a demand for more retail uses in the future. The addition of live/work units will provide options for business owners to relocate to the area while offering new services to the surrounding community.

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PD
891

WEST COMMERCE STREET FT WORTH AVENUE
SPSD
Subdistrict 1A

IR

HERBERT
ST

W-MAIN ST

PD-714
(Subdistrict
1E)

PD-714
(Subdistrict
1A)

PD
714

WEST COMMERCE STREET FT WORTH AVENUE
SPSD
Subdistrict 1B

W-COMMERCE ST

GUEST ST

PITMAN ST

HARBIN ST

FORT WORTH AVE
(Subdistrict
1B)

PD-714
(Subdistrict
1B)

HASELTT ST

SULPHUR ST

POWELL ST

PD-714
(Subdistrict 1D)

SUP
2437

	City Limits		Shophfront Overlay		MD Overlay
	Highways		Base Zoning		Historic Subdistricts
	Ramps and Access Roads		PD193 Oak Lawn		Historic Overlay
FLOOD_ZONE					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		



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Case ID: 2245.118
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