



\$1095
(S)

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 checked="" type="checkbox"/>
Tenant <input type="checkbox"/>				Partnership <input type="checkbox"/>	Trust <input type="checkbox"/>
Name:	NIRAJ PURI	Name:		Name:	SHAMBHU REALTY HOLDINGS LLC
Address:	1300 BEAR CREEK PKWY, #1433	Address:		Address:	1300 BEAR CREEK PKWY, #1433
City/St/Zip:	EULESS, TX, 76039	City/St/Zip:		City/St/Zip:	EULESS, TX, 76039
Telephone:	(817) 991-0853	Telephone:		Telephone:	(817) 991-0853
Fax:		Fax:		Fax:	
E-mail:	admin@srealtyholdings.com	E-mail:		E-mail:	admin@srealtyholdings.com
 Signature of Applicant				 Signature of Owner	

Existing zoning:	NO(A)	Location & cross street:	3944 N HAMPTON RD, DALLAS, TX, 75212 CALYPSO & HAMPTON	
Mapsco no.	43-H	Request:	GENERAL ZONING CHANGE FROM NO(A) TO MF-3(A) WITH VOLUNTARY DEED RESTRICTIONS	
Zoning map no.	J-6		OF 20' FRONT SETBACKS, MAXIMUM HEIGHT OF 26', 45% LOT COVERAGE AND MAXIMUM OF 3	
Council district	6		DWELLING UNITS.	
School district	DALLAS ISD	Lot(s)/Block(s):	N 65FT LT 1 & LT 2 BLK 8/7130	Size of request: 7252.22 SQFT
Census tract no.	101.01			

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"/>	New <input type="checkbox"/> Amendment <input type="checkbox"/>	Termination <input type="checkbox"/> Amendment <input type="checkbox"/>
	Amendment <input type="checkbox"/> Auto Renewal*** <input type="checkbox"/>		
Proper signatures <input 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"/> <i>owner</i>	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 234105
\$25.00

62.69%

*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: \$ 1050.00	Sign fee: \$ 20	Date filed: 3/20/2024
Escarpment: Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Receipt no. 860979	Receipt no. 860979	Accepted by: Tasfia Z.
Floodplain: Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Notification area: 200 FT.	No. of signs: 2	Date withdrawn:

Fees: \$ 1050.00 (Filing) + \$ 20 (Signs) + \$ 25 (GIS) = \$ 1095.00

Staff Review Date:	Planner:	File No.: Z 234 - 195
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Job# 2401030020

December 17, 2023

City of Dallas
1500 Marilla Street, Room 5BN
Dallas, Texas
75201

RE: Land Use Statement – Zoning Change Request for 3944 N Hampton Rd, Dallas, TX

To Whom It May Concern:

Please accept this letter as a “Land Use Statement” describing the request for the zoning change with details provided as per the requirements.

Reason for Request Submission:

This request is being submitted to propose a zoning change for a vacant lot situated at 3944 N Hampton Rd, with the aim of addressing evolving community needs and fostering sustainable development. In alignment with this objective, I will be volunteering deed restrictions that will impose additional limitations on the development of the property, ensuring compatibility in appearance with surrounding uses.

Size of the Area of Request:

The area of request encompasses 0.1668 acres or 7252.22 sq ft, as per DCAD records.

Existing Zoning and Use:

As of the current zoning regulations, the area is currently zoned as NO(A) Neighborhood Office which is primarily used for office spaces.

Zoning and Uses of Surrounding Properties:

The properties surrounding the area of request have diverse zoning classifications and uses which are outlined below:

	Zoning	Land Use
Site	NO(A) Neighborhood Office	Undeveloped vacant lot
North	CR Community Retail	Auto repair shop
East	R-5(A) Single Family	Single family
South	R-5(A) Single Family	Undeveloped vacant lot
West	Planned Development District No. 508	Preparatory school

Current and Proposed Use of Existing Structures:

The area of request is currently undeveloped and is a vacant lot.

Proposed Use for the Area of Request:

I propose the development of the property with a condominium triplex comprising three attached townhomes facing Calypso St. To facilitate this vision, I am formally requesting an MF-3(A) Multifamily district designation, which permits multifamily uses.

Proposed Number of Housing Units:

The proposal envisions 3 townhouses with 2 bedrooms each, resulting in a required minimum lot size of 6000 sq. ft and a minimum lot area of 550 sq. ft per dwelling unit.

Proposed Maximum Building Height:

New building structures will be limited to a maximum height of 26 feet to comply with proximity slope regulations for multifamily districts.

Proposed Lot Coverage:

The proposed lot coverage is as follows:

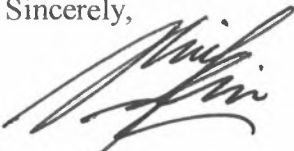
- Buildings: 45%
- Parking Structures/Lots: One space per bedroom with a minimum of one space per DU will be provided as per the code.

Volunteered Deed Restrictions:

I would like to hereby impress all of the Property with the following deed restrictions, to wit:

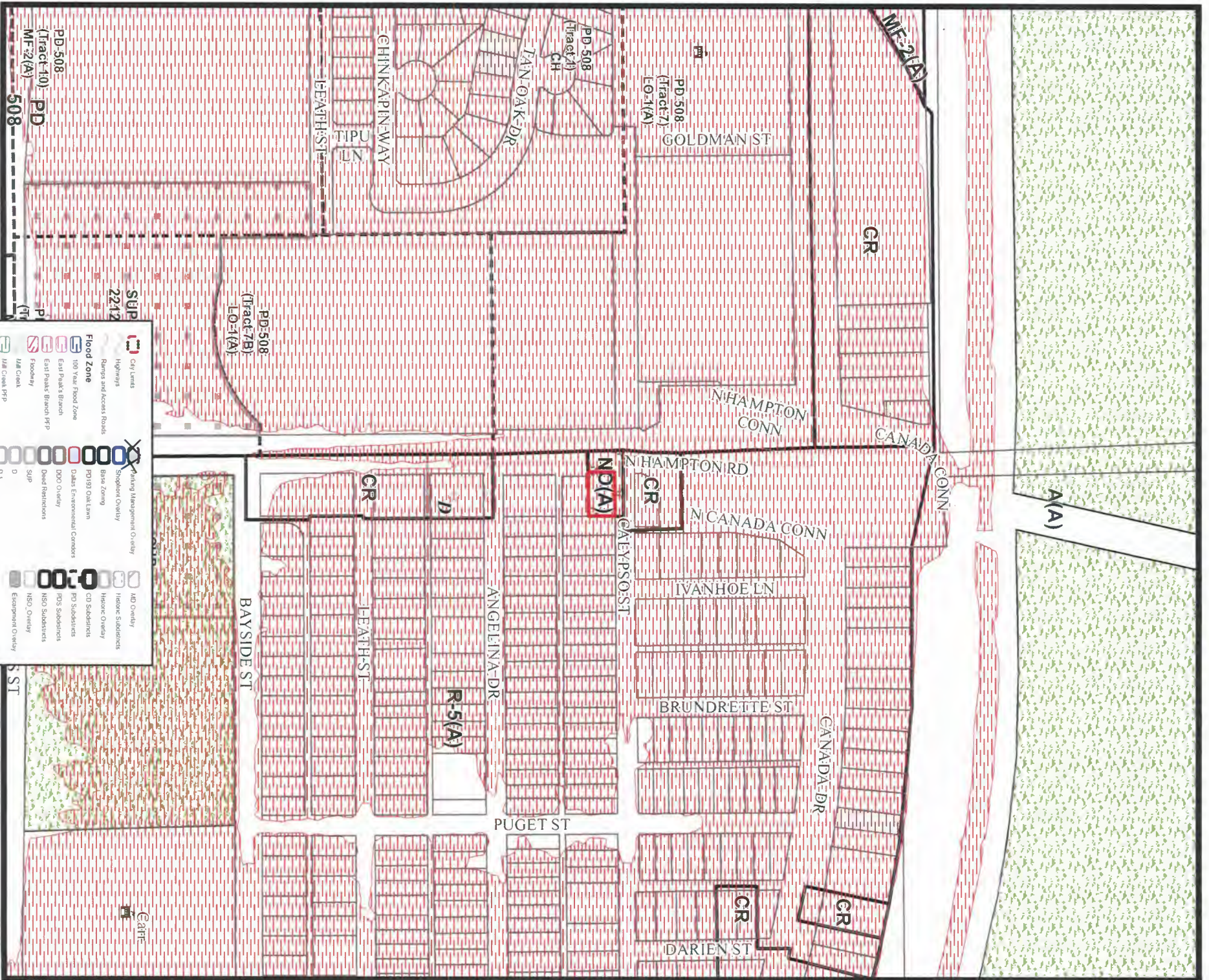
1. The property is limited to a maximum of three dwelling units.
2. Maximum height is 26 feet.
3. Minimum front yard on Hampton Rd and Calypso St is 20 feet.
4. Maximum lot coverage is 45 percent.
5. Dwelling units will face Calypso St.

Sincerely,



Niraj Puri

Shambhu Realty Holdings LLC



Map Legend

- City Limits
- Highways
- Ramps and Access Roads
- Flood Zone**
 - 100 Year Flood Zone
 - East Peaks Branch
 - East Peaks Branch PFP
 - Peaks Branch PFP
 - Peaks Branch PFP
 - X Protected by Levee
 - Parks
 - Height Map Overlay
- Parking Management Overlay
- Steep Slope Overlay
- Base Zoning
- PD193 Oak Lane
- Dulles Environmental Centers
- DDO Overlay
- Dead End Streets
- SUP
- D
- D1
- CP
- SP
- AD Overlay
- Historic Subdivisions
- Historic Overlay
- CD Subdivisions
- PD Subdivisions
- PDS Subdivisions
- HSO Subdivisions
- HSO Overlay
- Equipment Overlay

1:3,600

Case ID:
Printed: 11/28/2023