



City of Dallas

Department of Development Services

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

Zoning Change Application

NS

October 2002

Provide the following information. (Please print).

Applicant		Representative	Owner
Owner <input checked="" type="checkbox"/> <input type="checkbox"/> Prospective Buyer	Tenant <input type="checkbox"/>		Individual <input type="checkbox"/> <input type="checkbox"/> Corporation Partnership <input checked="" type="checkbox"/> <input type="checkbox"/> Trust
Name:		Dallas Cothrum, MASTERPLAN	Vibrio Properties I LP
Address:		2201 Main St, Ste 1280	411 W Commerce St
City/St/Zip:		Dallas, TX 75201	Dallas, TX 75208
Telephone		214 761 9197	214 731 0706
Fax:		214 748 7114	214 731 1017
E-mail:		dallas@masterplantexas.com	chris@marlinlandscape.com
Signature of Applicant		Signature of Owner	

See attached

Existing zoning:	IR	Location & cross street:	1849 Empire Central; North line of Empire Central, east of Oakbrook Blvd
Mapscos no.	33-R	Request:	GZC to IM for contractor's maintenance yard use
Zoning map no.	H-6		
Council district	2		
School district	DISD		
Census tract no.	100.00	Lot(s)/Block(s):	BLK 6602
		Size of request:	3.396 acres

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"/> <input type="checkbox"/> Renewal	New <input type="checkbox"/> <input type="checkbox"/> Renewal	New <input type="checkbox"/> <input type="checkbox"/> Amendment	Termination <input type="checkbox"/> <input type="checkbox"/> Amendment
Amendment <input type="checkbox"/> <input type="checkbox"/> Auto Renewal***			
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) (1) <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) (1) <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 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"/>	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 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"/>	

*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: \$ 2,610.00	Sign fee: \$ 10.00	Date filed:
Escarpment Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Receipt no. 9949	Receipt no. 9949	Accepted by: JRS
Floodplain Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Notification area: 300 FT.	No. of signs: 1	Date withdrawn:

Staff Review

Planner:

Girder

File No.:

Z 190-315

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LAND USE STATEMENT

1849 Empire Central

The Site

The request site is developed and occupied by Marlin Landscaping. The site includes a 23,900 square feet warehouse and parking.

Site Zoning

The site is located within the IR Industrial Research District.

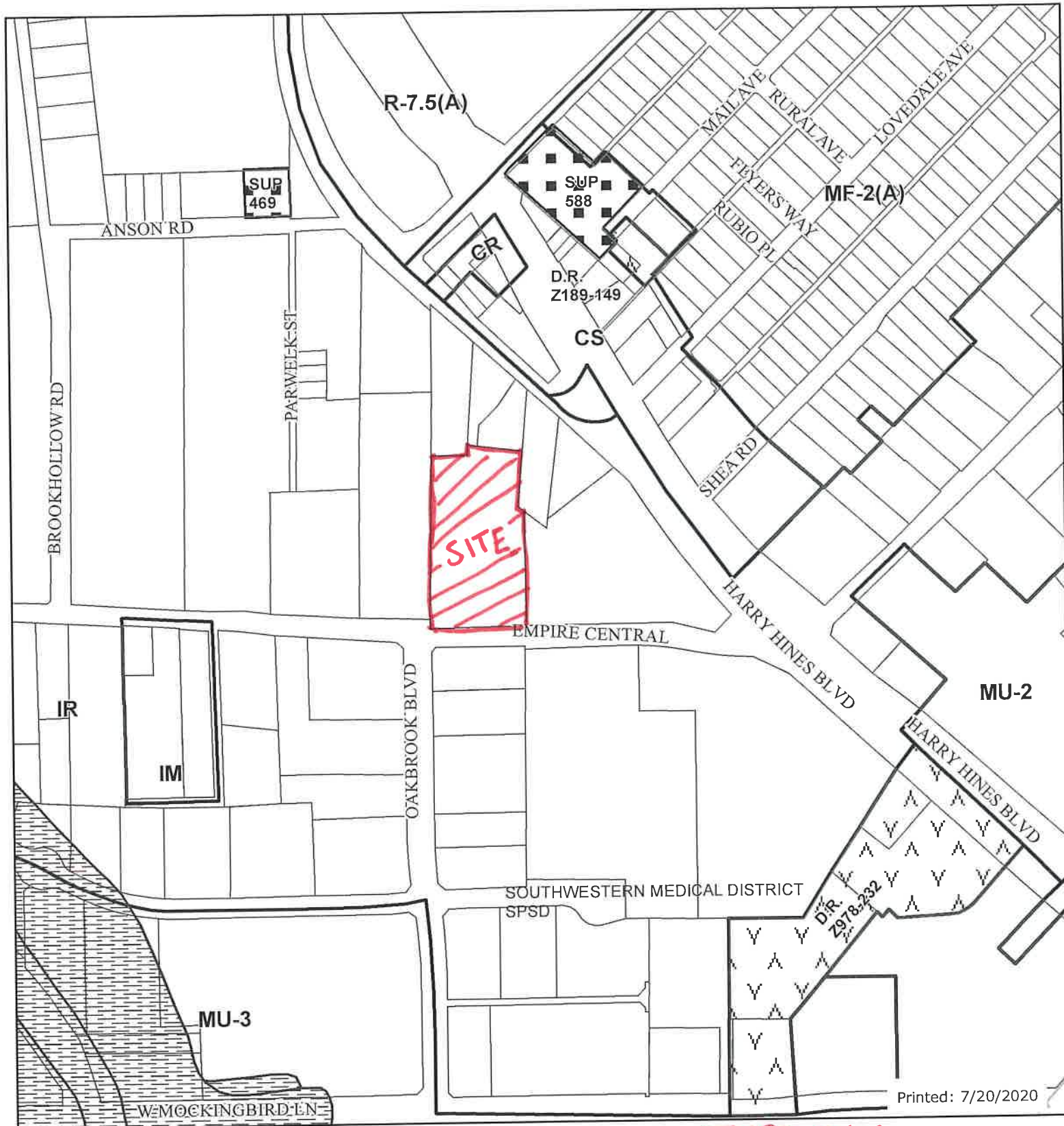
Surrounding Land Use and Zoning

The area of request is surrounded by IR zoning with IM, CR, and CS in the general vicinity. The site is generally surrounded by vehicle or engine repair or maintenance, machinery, heavy equipment, or truck sales and service, auto service center, and office/showroom/warehouse uses.

The Request

The applicant seeks to bring their existing operation into compliance by rezoning to the IM District to allow the contractor's maintenance yard use.

Z 190-315



Printed: 7/20/2020

Legend



School

Floodplain



railroad

Certified Parcels

Base Zoning

PD193 Oak Lawn

Dallas Environmental Corridors

SPSD Overlay

Deed Restrictions

SUP

Dry Overlay

D

D-1

CP

SP

MD Overlay

Historic Subdistricts

Historic Overlay

Height Map Overlay

CD Subdistricts

PD Subdistricts

PDS Subdistricts

NSO Subdistricts

NSO_Overlay

Escarpment Overlay

Parking Management Overlay

Shop Front Overlay

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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)

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