



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

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 type="checkbox"/> <input type="checkbox"/> Trust	
Name:	CH Realty VI/R Dallas Preston Center LP	Name:	Jackson Walker L.L.P./ Susan Mead/Suzan Kedron	Name:	See attached list
Address:	2000 McKinney Avenue, Suite 1000	Address:	901 Main Street, Suite 6000	Address:	
City/St/Zip:	Dallas, TX 75201-3394	City/St/Zip:	Dallas, Texas 75202	City/St/Zip:	
Telephone:	(214) 740-3369	Telephone:	214-953-5943	Telephone:	
Fax:	(214) 740-3313	Fax:	214-661-6654	Fax:	
E-mail:	Jyates@LPC.com	E-mail:	skedron@jw.com	E-mail:	

(See attached letter of authorization)

Signature of Applicant

(See attached letter of authorization)

Signature of Owner

Existing zoning:	PD 314 (Tract 3) <input checked="" type="checkbox"/>	Location & cross street:	Westchester Drive; south of Berkshire Lane, North of Luther Lane.		
Mapscos no.	25-X <input checked="" type="checkbox"/> 25-W	Request:	S.U.P. for a pedestrian skybridge		
Zoning map no.	F-7 <input checked="" type="checkbox"/>		between 8301 Westchester Drive and 8300 Westchester Drive		
Council district	13-Gates <input checked="" type="checkbox"/>				
School district	Dallas ISD Highland Park				
Census tract no.	73.01 <input checked="" type="checkbox"/>	Lot(s)/Block(s):	Lot 6A and Tract 1; Block 5623	Size of request:	10.8 acres* properties on both sites

Areas below to be completed by staff during application intake.

General Zoning Change*	Specific Use Permit*	Planned Development District*	Deed Restrictions*
	New <input checked="" type="checkbox"/> <input type="checkbox"/> Renewal Amendment <input type="checkbox"/> <input type="checkbox"/> Auto Renewal***		Termination <input type="checkbox"/> <input type="checkbox"/> Amendment
Proper signatures <input type="checkbox"/>	Proper signatures*** <input checked="" type="checkbox"/>	Proper signatures <input type="checkbox"/>	Proper signatures <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"/>	Letter(s) of authorization <input type="checkbox"/>
Land use statement <input type="checkbox"/>	Land use statement <input checked="" type="checkbox"/>	Land use statement <input type="checkbox"/>	Land use statement <input type="checkbox"/>
Zoning Location Maps (2) <input type="checkbox"/>	Draft Conditions <input checked="" type="checkbox"/>	Draft Conditions <input type="checkbox"/>	Zoning Location Maps (2) <input type="checkbox"/>
Tax Plat Maps (2) <input type="checkbox"/>	Zoning Location Maps (2)*** <input checked="" 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 type="checkbox"/>	Tax Plat 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"/>
Copy of Deed <input type="checkbox"/>	Correct lot & block or Metes & Bounds survey with drawing (2) <input checked="" 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 type="checkbox"/>	Copy of Deed <input checked="" type="checkbox"/>	Copy of Deed <input type="checkbox"/>	Tax and lien statements <input type="checkbox"/>
Traffic Impact Worksheet <input type="checkbox"/>	Tax and lien statements <input checked="" 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 checked="" type="checkbox"/>	Traffic Impact Worksheet <input type="checkbox"/>	Termination instrument** <input type="checkbox"/>
List of partners/principals/officers** <input type="checkbox"/>	Traffic impact Study or Waiver** <input checked="" type="checkbox"/>	Traffic impact Study or Waiver** <input type="checkbox"/>	New instrument** <input type="checkbox"/>
	List of partners/principals/officers** <input checked="" type="checkbox"/>	List of partners/principals/officers** <input type="checkbox"/>	Copy of executed deed restrictions** <input type="checkbox"/>
	Site Plans (10 folded) <input checked="" type="checkbox"/>	Conceptual plans (10 folded) or Development Plans (10 folded) <input type="checkbox"/>	
	Landscape Plans (10 folded)** <input checked="" type="checkbox"/>	Landscape Plans (10 folded)** <input type="checkbox"/>	
	Tree Survey (2 folded)** <input checked="" 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 type="checkbox"/>	Filing fee: \$10,000	Sign fee: 20	Date filed: 9-17-14
Escarpment	Y <input type="checkbox"/> N <input type="checkbox"/>	Receipt no. 4514	Receipt no.	Accepted by: CE

Tentative CPC Hearing Date:	Planner:	File No.: 2134.341
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REVISED LAND USE STATEMENT

(Skybridge Spanning Westchester Drive, South of Berkshire Lane,
North of Luther Lane, Dallas, Texas)

II. PURPOSE OF REQUEST:

This request is for a Specific Use Permit for a pedestrian skybridge, as required pursuant to the terms of Section 51A-4.217(b)(12).

III. EXISTING LAND USE:

The property on the west side of Westchester Drive is a commercial building containing retail, personal service, and office uses. The Property on the east side of Westchester is a City-owned, two-story, above-grade parking garage.

IV. ADJACENT PROPERTY USES:

Preston Center West is a dynamic mixed-use community which consists of office, retail, personal service, and commercial uses.

V. PROPOSED USE OF THE REQUEST AREA:

The proposed use of the request area is to construct a pedestrian skybridge above and across Westchester Drive right-of-way connecting property owned by the Applicant on the west side and a City-owned parking garage on the east side.

The skybridge is needed to add a handicap accessible route from the second story of the parking garage and to increase public safety by offering a safe and secure alternative to traversing Westchester Drive. The skybridge provides an above-grade connection across a busy thoroughfare.

The skybridge is an accessory use allowed pursuant to a Specific Use Permit and its purpose is to connect two structures that would contain main uses allowed by right. The skybridge is designed to be an independent, stand-alone structure which connects two existing structures. The proposed tenant may include a grocery store, other retail or any use allowed by right. The second story of the parking garage has been typically underutilized for short term retail parking and by erecting a skybridge connecting both properties, it facilitates use of a vacant, second story commercial space while creating a handicap accessible route and enhancing public safety and access to parking. The skybridge increases the safety and functionality of both the existing building and the parking garage.