



City of Dallas

NS

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"/>	Prospective Buyer <input type="checkbox"/>			Individual <input type="checkbox"/>	Corporation <input type="checkbox"/>
Tenant <input type="checkbox"/>				Partnership <input type="checkbox"/>	Trust <input type="checkbox"/>
Name:	Jesuit High School	Name:	Jackson Walker, LLP/William S. Dahlstrom	Name:	Jesuit High School
Address:	12345 Inwood Road	Address:	2323 Ross Avenue, Ste. 600	Address:	12345 Inwood Road
City/St/Zip:	Dallas, Texas 75244	City/St/Zip:	Dallas, Texas 75201	City/St/Zip:	Dallas, TX 75244
Telephone:	(972) 387-8700 x330	Telephone:	(214) 953-5932	Telephone:	(972) 387-8700 x330
Fax:	(972) 661-9349	Fax:	(214) 661-6616	Fax:	(972) 661-9349
E-mail:	dberend@jesuitcp.org	E-mail:	wdahlstrom@jw.com	E-mail:	dberend@jesuitcp.org
(see attached authorization letter)				(see attached authorization letter)	
Signature of Applicant				Signature of Owner	

Existing zoning:	PD 353 <input checked="" type="checkbox"/>	Location & cross street:	12345 Inwood Road (NWC OF INWOOD RD AND WILLOW LN)
Mapsco no.	14-V/14-Z	Request:	Amendment to Planned Development District 353 conditions and plans
Zoning map no.	D-7 <input checked="" type="checkbox"/>		
Council district	13 <input checked="" type="checkbox"/>		
School district	Dallas ISD <input checked="" type="checkbox"/>		
Census tract no.	96.03 <input checked="" type="checkbox"/>	Lot(s)/Block(s):	Block 8402, Lot 1
			Size of request: 27.18 ac.

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"/>		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 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"/>
	List of partners/principals/officers** <input type="checkbox"/>	List of partners/principals/officers** <input checked="" 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 checked="" type="checkbox"/>	
	Landscape Plans (10 folded)** <input type="checkbox"/>	Landscape Plans (10 folded)** <input checked="" 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:	\$ 3610 ⁰⁰	Sign fee:	\$ 50 ⁰⁰	Date filed:	6/11/18
Escarpment	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Receipt no.	8271	Receipt no.	8271	Accepted by:	SRM
Floodplain	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Notification area:	500 FT.	No. of signs:	5	Date withdrawn:	

Tentative CPC Hearing Date:	201 DATE 6-26-18	Planner:	J. Munoz	File No.:	Z 178 - 275 / JM ()
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LAND USE STATEMENT

(Approx. 27.18 acres of land located at the northwest corner of Inwood Road and Willow Lane)

I. PURPOSE OF REQUEST:

This is a request to amend Planned Development District 353 to permit additional square footage for the administrative offices, relocation of a chapel, the addition of a natatorium and awnings, to permit the addition of a porte cochere at the front of the school, to revise the access and drives interior to the site, to add a canopy internal to the school campus at the entrance to the theater, and to incorporate a Traffic Management Plan. These additions would require an increase in maximum floor area and lot coverage, a revision of the zones shown on the conceptual plan, and revisions to the development and landscape plans.

II. EXISTING LAND USE:

This site is currently occupied by the campus of Jesuit College Preparatory School.

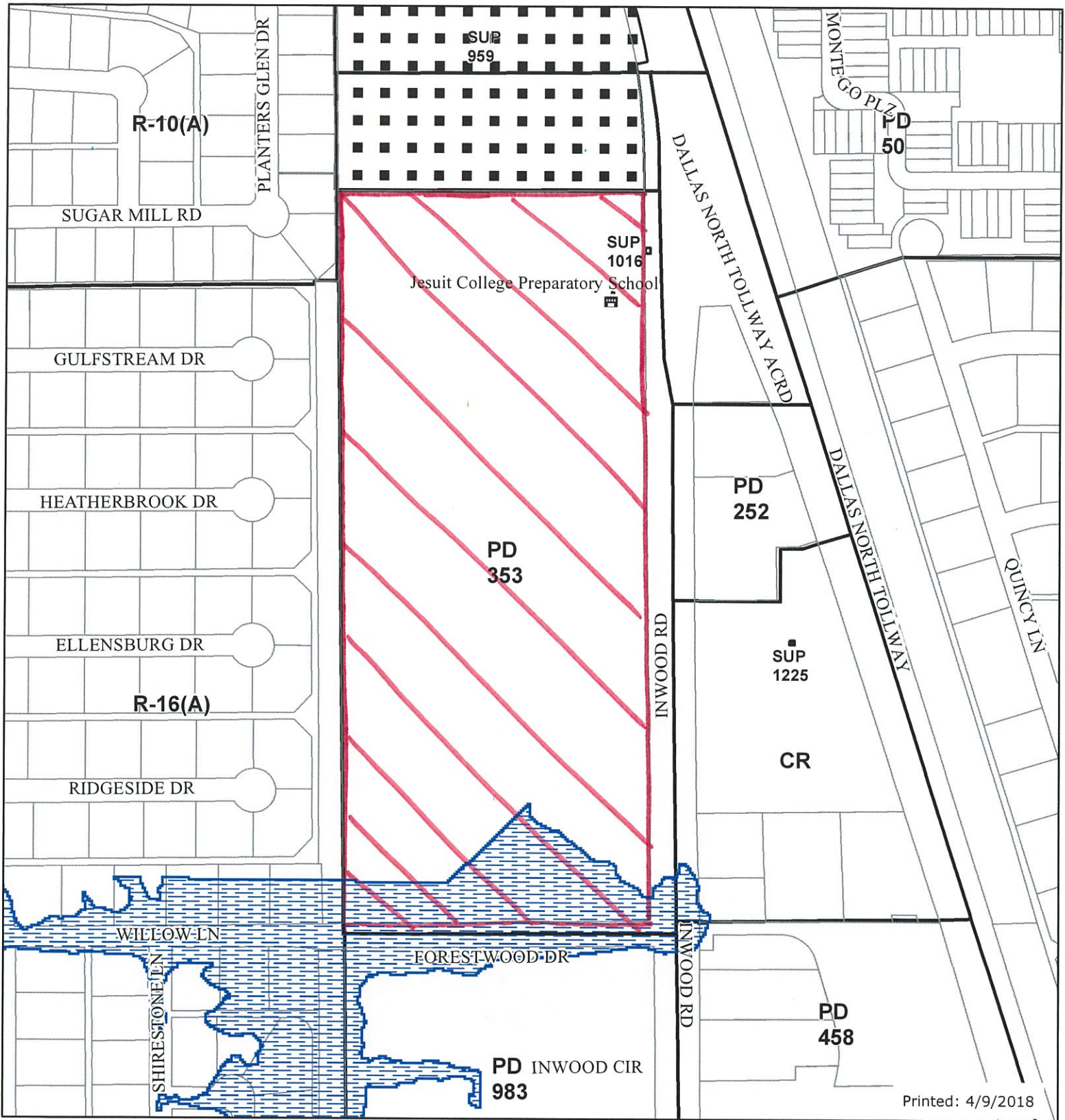
III. ADJACENT PROPERTY USES:

The properties surrounding the site are zoned as follows: R-16(A) and SUP 959 to the north; R-16(a) and R-10(A) to the west; PD 252, CR and SUP 1225 to the east; and PD 983 to the south. The property to the north consists of St. Rita Catholic School and Church. To the east are various restaurant, office, and retail uses, as well as a veterinary clinic and a medical emergency room. The property to the west consists of single-family homes. The property to the south is being developed to consist of athletic fields and a private recreation center for Jesuit, as well as townhome units, single-story detached dwellings, and retirement housing units.

IV. PROPOSED USE OF THE REQUEST AREA:

The request area would continue to be used for the operation of Jesuit College Preparatory School. According to the forwardDallas! Vision Illustration, the property appears to be designated as "Residential Neighborhood." The continued operation of the school appears to conform to the forwardDallas! Vision, as the plan states that institutional land uses are appropriate within this building block.

2178-275



Legend

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|----------------------|--------------------------------|-----------------------|----------------------------|
| City Limits | railroad | Dry Overlay | CD Subdistricts |
| School | Certified Parcels | D | PD Subdistricts |
| Floodplain | Base Zoning | D-1 | PDS Subdistricts |
| 100 Year Flood Zone | PD193 Oak Lawn | CP | NSO Subdistricts |
| Mill's Creek | Dallas Environmental Corridors | SP | NSO_Overlay |
| Peak's Branch | SPSPD Overlay | MD Overlay | Escarpment Overlay |
| X Protected by Levee | Deed Restrictions | Historic Subdistricts | Parking Management Overlay |
| Parks | SUP | Historic Overlay | Shop Front Overlay |
| | | Height Map Overlay | |

Z178-275

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)

