

Dec



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"/> | Prospective Buyer <input type="checkbox"/> |                    |                                  | Individual <input type="checkbox"/>             | Corporation <input type="checkbox"/> |
| Tenant <input type="checkbox"/>           |  |                    |                                  | Partnership <input checked="" type="checkbox"/> | Trust <input type="checkbox"/>       |
| Name:                                     | Bruce Heydarian                            | Name:              | Masterplan                       | Name:   | Same as applicant                    |
| Address:                                  | P.O. Box 59103                             | Address:           | 900 Jackson, Suite 640           | Address:  |                                      |
| City/St/Zip:                              | Dallas, TX 75229                           | City/St/Zip:       | Dallas, TX 75202                 | City/St/Zip:                                    |                                      |
| Telephone:                                |  | Telephone:         | (214) 761-9197                   | Telephone:                                      |                                      |
| Fax:                                      |  | Fax:               | (214) 748-7114                   | Fax:  |                                      |
| E-mail:                                   |  | E-mail:            | santos@masterplanconsultants.com | E-mail:   |                                      |
| Signature of Applicant                    |  | See Attached       |                                  |   |                                      |
|   |  | Signature of Owner |                                  |   |                                      |

|                  |                 |                          |  |
|------------------|-----------------|--------------------------|--|
| Existing zoning: | IR and SUP 1004 | Location & cross street: | NE corner of Pluto and Singleton   |
| Mapsco no.       | 42R 43-J N      | Request:                 | Rezone IR to IM with SUP for outside salvage and reclamation; terminate SUP 1004 |
| Zoning map no.   | J-5             |                          |  |
| Council district | 6               |                          |  |
| School district  | Dallas ISD      |                          |  |
| Census tract no. | 106.01          | Lot(s)/Block(s):         | Tract of land in Blk 7153  |
|                  |                 | Size of request:         | 12.680 acres   |

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"/> Renewal <input type="checkbox"/><br>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 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 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 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: \$ 5,820       | Sign fee: \$ 10=  | Date filed:     |
| Escarpment     | Y <input type="checkbox"/> N <input checked="" type="checkbox"/> | Receipt no. 37747          | Receipt no. 37747 | Accepted by:    |
| Floodplain     | Y <input checked="" type="checkbox"/> N <input type="checkbox"/> | Notification area: 400 FT. | No. of signs: 1   | Date withdrawn: |

|                             |                |                         |
|-----------------------------|----------------|-------------------------|
| Tentative CPC Hearing Date: | Planner: Brown | File No.: 2090.124.6570 |
|-----------------------------|----------------|-------------------------|

**LAND USE STATEMENT**  
**4223-4226 Singleton**  
*North side of Singleton, east of Pluto Street*

**The Site**

The request site is undeveloped.

**Site Zoning**

The site is located within an IR zoning district.

**Surrounding Land Use and Zoning**

Vacant IR zoned property is located to the north of the site. IM zoning and uses are located to the east and south of the site. IR and CS zoning and uses are located to the west of the site.

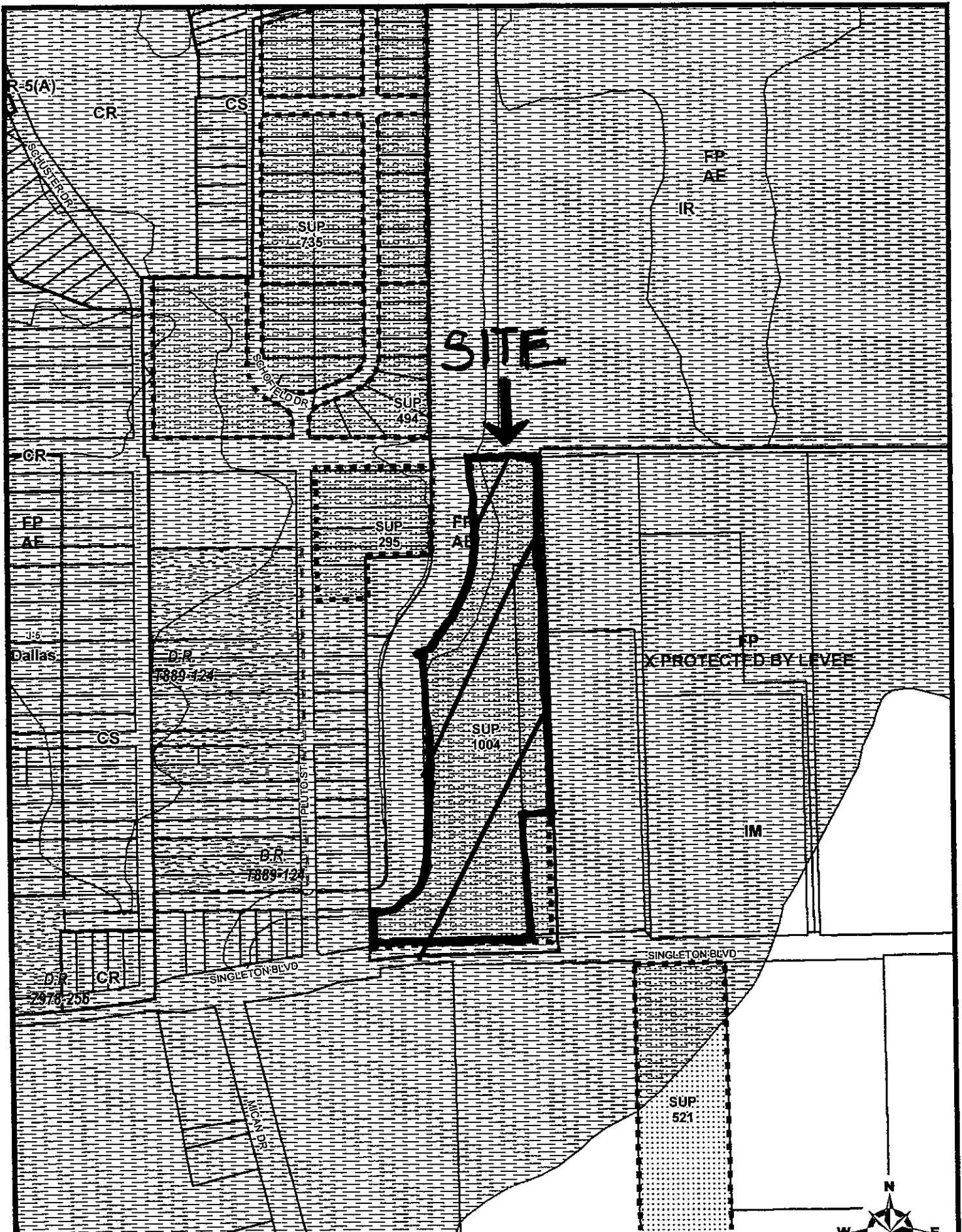
**The Request**

The owner seeks to develop this property with an outside salvage and reclamation use. This requires the property to be rezoned IM to be consistent with the existing IM zoning along this portion of Singleton.

The owner shall construct a new office and required parking along Singleton. A 9 foot screening fence will be constructed between the new parking and the storage of vehicles. Metal operations will be conducted in a limited area along the eastern property line. The remaining portions of the property will be utilized for outside storage.

The entire use will be screened from Singleton Boulevard.

2090-124



1:4,800

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