



City of Dallas

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 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:	Dallas County Hospital District (Parkland)	Name:	Jackson Walker LLP/Jonathan Vinson	Name:	Greater Cornerstone Baptist Church
Address:	5200 Harry Hines Blvd	Address:	2323 Ross Ave., Suite 600	Address:	8350 Forest Lane
City/St/Zip:	Dallas, TX 75235	City/St/Zip:	Dallas, TX 75201	City/St/Zip:	Dallas, TX 75243
Telephone:	214-590-8115	Telephone:	214-953-5941	Telephone:	214-349-7701
Fax:	214-590-0075	Fax:		Fax:	
E-mail:	beall.carothers@phhs.org	E-mail:	jvinson@jw.com	E-mail:	gtrcornerstone@aol.com
(see attached)			(see attached)		
Signature of Applicant			Signature of Owner		

Existing zoning:	R-10(A) <input checked="" type="checkbox"/>	Location & cross street:	Southwest corner of Forest Lane and Stults Road
Mapsco no.	16-Y <input checked="" type="checkbox"/>	Request:	New planned development district to maintain base zoning of R-10(A) with addition of medical clinic or ambulatory surgical center use as a use permitted by right.
Zoning map no.	D-8 <input checked="" type="checkbox"/>		
Council district	10 <input checked="" type="checkbox"/>		
School district	Richardson ISD <input checked="" type="checkbox"/>		
Census tract no.	0078.05	Lot(s)/Block(s):	Lot 1, Block 1/7500
		Size of request:	6.532

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"/>	New <input checked="" type="checkbox"/> Amendment <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"/>
GIS201185	List of partners/principals/officers** <input type="checkbox"/>	List of partners/principals/officers** <input checked="" type="checkbox"/>	
GIS fee: \$12.50	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:	\$ 6320.00	Sign fee:	\$ 50	Date filed:	2/24/21
Escarpment:	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Receipt no.:	101103/00044113	Receipt no.:	000441015	Accepted by:	Annabel
Floodplain:	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Notification area:	500 FT.	No. of signs:	5	Date withdrawn:	

total: \$61382.50

Staff Review Date:	ZRT => 3/16	Planner:	Carlos Talison	File No.:	Z 201-193
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Carlos Talison

LAND USE STATEMENT

(Approximately 6.532 acres of land at the southwest corner of Forest Lane and Stults Road)

I. PURPOSE OF REQUEST:

Apply for a new Planned Development District to maintain the current zoning as a base zoning but allow for medical clinic or ambulatory surgical center use.

II. EXISTING LAND USE:

The site is currently zoned R-10(A) and has been the location of the Greater Cornerstone Baptist Church.

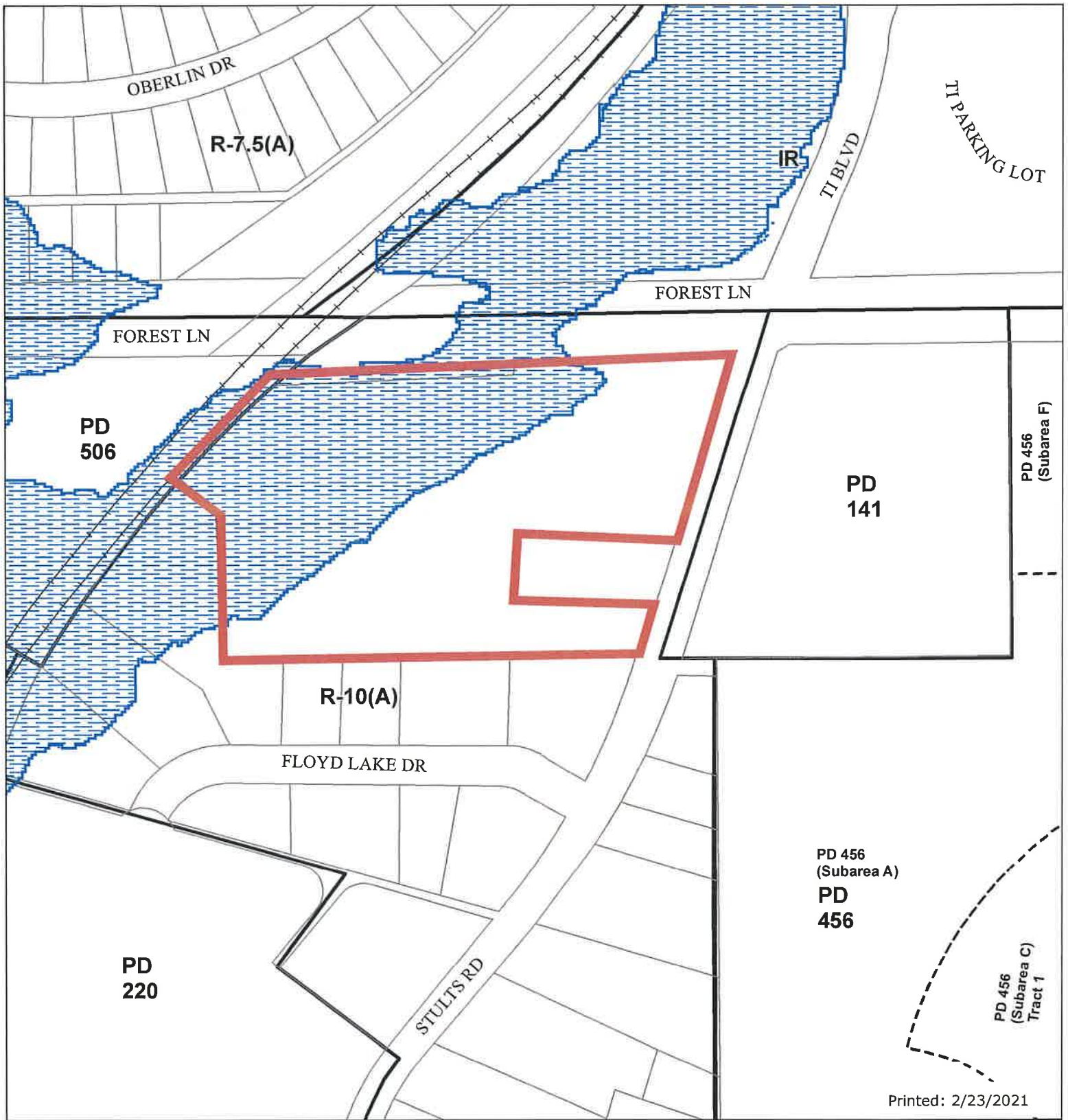
III. ADJACENT PROPERTY USES:

North of the proposed site (across Forest Lane) is greenspace and northeast of the proposed site (across Forest Lane) is the parking lot of the Texas Instruments Campus. West of the proposed site is a single family residential house and west of Stults Road is Forest Point Townhomes which is currently zoned PD 141. South of the proposed site is single family residential. West of the proposed site is the DART line.

IV. PROPOSED USE OF THE REQUEST AREA:

Parkland Hospital proposes to build a Community Oriented Primary Care clinic (COPC). This new Community Oriented Primary Care clinic will replace Parkland's current Vickery Clinic COPC at Park Lane at Shady Brook with a new, improved facility which will better serve the surrounding community. The new Community Oriented Primary Care Clinic will deliver healthcare to children, adults and seniors in this convenient location. These services include physicals, preventive maintenance check-ups, chronic disease management and sick visits, and thus will serve not just these individual patients but will also generally improve the health of the community at large.

Z201-193



Printed: 2/23/2021

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 | SPSP 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 | |

7201-193

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)

