



City of Dallas


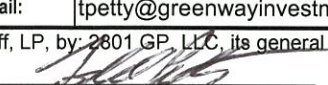
Department of Development Services

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 type="checkbox"/>	<input checked="" type="checkbox"/> Prospective Buyer			Individual <input type="checkbox"/>	Corporation <input type="checkbox"/>
Tenant <input type="checkbox"/>				Partnership <input checked="" type="checkbox"/>	Trust <input type="checkbox"/>
Name:	Braniff Realty Holdings LLC	Name:	Jim Anderson	Name:	Greenway-Wycliff LP
Address:	14801 Quorum Drive #160	Address:	4706 Swiss Ave.	Address:	2808 Fairmount, Suite 100
City/St/Zip:	Dallas, Texas 75254	City/St/Zip:	Dallas, Texas 75204	City/St/Zip:	Dallas, Texas 75201
Telephone:	214-415-6080	Telephone:	214-620-7870	Telephone:	214-880-9009
Fax:	NA	Fax:	NA	Fax:	214-880-0188
E-mail:	sands.harris@gmail.com	E-mail:	jimandersonpreservation@gmail.com	E-mail:	tpetty@greenwayinvestment.com
 Signature of Applicant Sands Harris		Greenway-Wycliff, LP, by: 2801 GP, LLC, its general partner  Signature of Owner Todd Petty, VP general partner			

Existing zoning:	02/PD193	Location & cross street:	2801 Wycliff, Wycliff at Dallas North Tollway	
Mapscos no.		Request:	Landmark designation with a reduction in the required parking, rear yard setback and side yard setback	
Zoning map no.				
Council district	2			
School district				
Census tract no.		Lot(s)/Block(s):	All lots 1,2 & 3, Part 4, 7 & 8 Block 12/1616	Size of request: .9608 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"/> Renewal <input type="checkbox"/>		Termination <input type="checkbox"/> Amendment <input type="checkbox"/>
	Amendment <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) <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) <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 checked="" 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"/>	
	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 type="checkbox"/>	Filing fee:	\$ 1,050.00	Sign fee:	\$ 30.00	Date filed:	08/19/15
Escarpment	Y <input type="checkbox"/> N <input type="checkbox"/>	Receipt no.		Receipt no.		Accepted by:	DAI
Floodplain	Y <input type="checkbox"/> N <input type="checkbox"/>	Notification area:	200 FT.	No. of signs:	3	Date withdrawn:	

Tentative CPC
Hearing Date:

Planner:

File No.: Z 145 - 328 / ()

G15145548

City of Dallas
Zoning Application for 2801 Wycliff
Land Use Statement

The Braniff Hostess College Building represents a significant time in the city's history architecturally, culturally and commercially. The applicant is seeking Landmark Status for the building to preserve the structure and modify the zoning requirement for required parking and building setbacks. The property is 42,715 square feet (.9608 acres) and is zoned O-2, PD-193. The property is bounded by the Dallas North Tollway on the West, Texas Turnpike Authority vacant land on the North and residential properties all part of PD-193 with separate PDS numbers on the East and South. A zoning map is included for reference.

The property was most recently used as a Senior Living Facility which closed in 2014. The applicant proposes to use the existing structure as a commercial office building.

The area of the request will be used as a new elevated parking structure to meet the office parking demand.

There will be no housing units on the property.

The building is currently six stories, 81' high and will remain so.

The lot coverage is approximately 56%.

