

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		ective Buyer					ndividual	
Name:	Braniff Realty Holdin	gs LLC	Name:	Jim And	erson	Name:	Greenway-Wycliff LP	
Address:	Address: 14801 Quorum Drive #160		Address:	4706 Sv	viss Ave.	Address:	2808 Fairmount, Suite 100	0
City/St/Zip: Dallas, Texas 75254		City/St/Zip:	Dallas,	Гехаs 75204	City/St/Zip:	Dallas, Texas 75201		
Telephone	Telephone 214-415-6080		Telephone:	214-620	-7870	Telephone:	214-880-9009	
Fax:			Fax:	NA		Fax:	214-880-0188	
E-mail:	-mail: sands.harris@gmail.com		E-mail:	jimandersonpreservation@gmail.com		E-mail:	tpetty@greenwayinvestment.com	
	11/20	10			Greenway-V	Nycliff, LP, b	y: 2801 GP, LLC, its general pa	artner
_	Signature o	Applicant S	ands Harris	-		Signature of Owner Todd Petty, VP general partne		
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Existing zor	ning: 02/PD193	Location & c	ross street: 2	801 Wyclif	f, Wycliff at Dallas North	Tollway		
Mapsco		Request:	Landma	rk designat	ion with a reduction in th	e required	parking, rear yard setback a	and
Zoning map	o no.		side yar	d setback		,		***************************************
Council dis	strict 2							
School dis	strict							
Census trac	t no.	Lot(s)/Block	(s): All lots 1	1,2 & 3,Parl	4, 7& 8 Block 12/1616		Size of request: .9608 Acre	es
		Areas belo	ow to be co	mpleted b	y staff during applicati	ion intake.		
Genera	al Zoning Change*	Spec	Specific Use Permit*		Planned Development District*		Deed Restrictions*	
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City of Dallas Zoning Application for 2801 Wycliff Land Use Statement

The Braniff Hostess College Building represents a significant time in the citty'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 oh 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%.

