



# 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

Applicant		Representative		Owner	
Owner <input checked="" type="checkbox"/> <input type="checkbox"/> Prospective Buyer Tenant <input type="checkbox"/>				Individual <input type="checkbox"/> <input checked="" type="checkbox"/> Corporation (non-profit) Partnership <input type="checkbox"/> Trust	
Name:	Hillcrest Church	Name:	John M. Fowler	Name:	Hillcrest Church
Address:	12123 Hillcrest Rd.	Address:	900 Jackson #550	Address:	12123 Hillcrest Rd
City/St/Zip:	Dallas, TX 75230	City/St/Zip:	Dallas, Tx 75202	City/St/Zip:	Dallas TX 75230
Telephone:	(972) 392-3992	Telephone:	214-747-5700	Telephone:	972-392-3992
Fax:		Fax:	214-747-5705	Fax:	
E-mail:	mbrand@hillcrestchurch.org	E-mail:	JMF@johnfowlerlaw.com	E-mail:	office@hillcrestchurch.org
 Signature of Applicant		 Signature of Representative		 Signature of Owner	

Existing zoning:	PD 709	Location & cross street:	12123 Hillcrest Rd @ Willow Ln.
Mapsco no.	15-7	Request:	Specific Use Permit (SUP) for private school
Zoning map no.	D-7		
Council district	11		
School district	Dallas ISD		
Census tract no.	132.00	Lot(s)/Block(s):	Block C/740 LT 1B ACS 15.756
		Size of request:	15-756

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"/> <input type="checkbox"/> Renewal Amendment <input type="checkbox"/> <input type="checkbox"/> Auto Renewal***		Termination <input type="checkbox"/> <input type="checkbox"/> Amendment
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 checked="" 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: \$	0	Sign fee: \$	40.00%	Date filed:	5 Feb 2010
Escarpment	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Receipt no.		Receipt no.		Accepted by:	KL
Floodplain	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Notification area:	400 FT.	No. of signs:	4	Date withdrawn:	

Tentative CPC Hearing Date:	TBD	Planner:		File No.:	2090-153-112255 ( )
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2090-153

## HILLCREST CHURCH SPECIFIC USE PERMIT APPLICATION

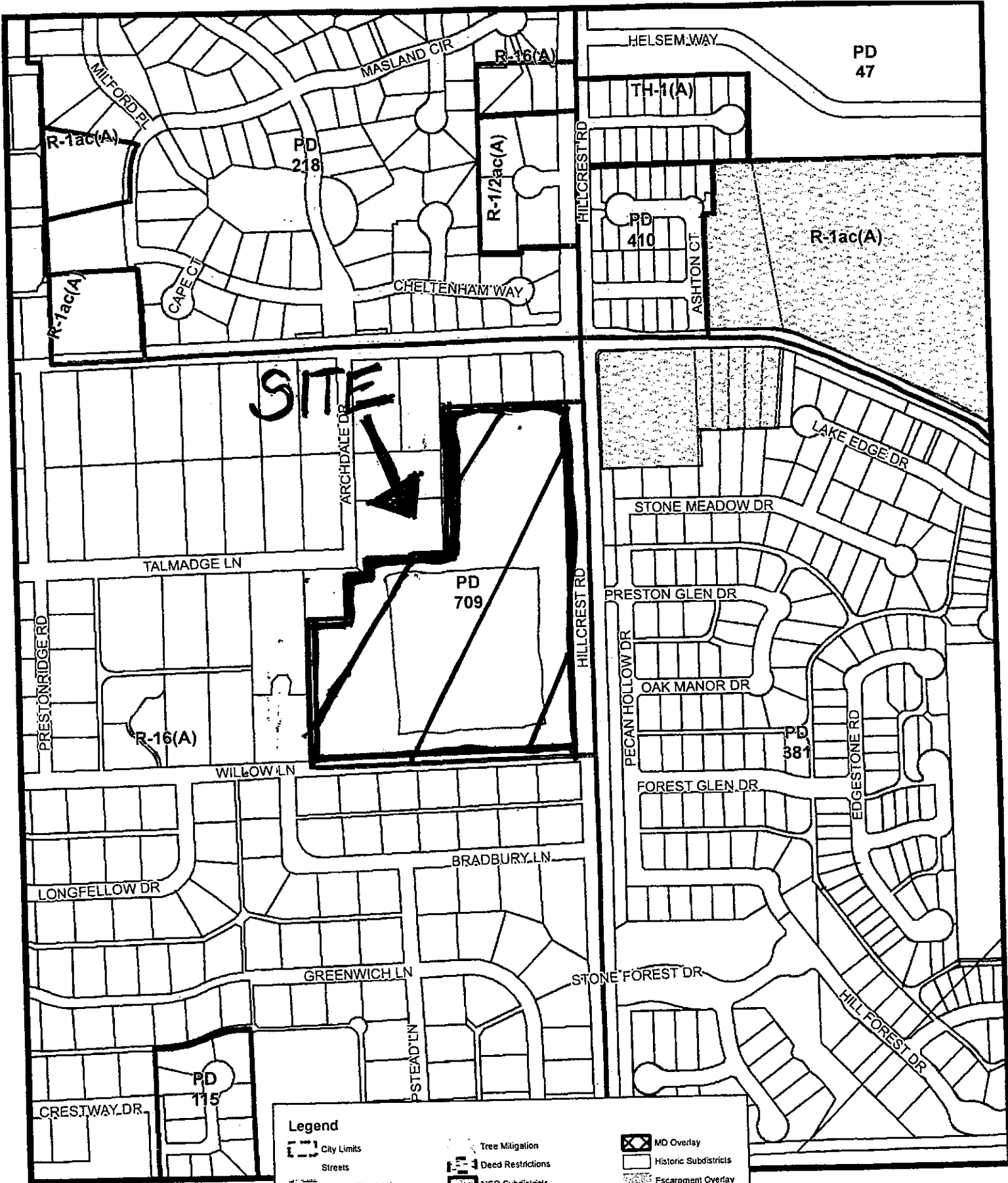
### LAND USE STATEMENT

To whom it may concern:

Please accept this writing as the required Land Use Statement for the Specific Use Permit Application of Hillcrest Church to operate a private school (Pre K—12) on the campus of Hillcrest Church located at 12123 Hillcrest Rd. Dallas, Texas 75230 beginning August 2008.

- This request is being submitted by Hillcrest Church to request approval from the City of Dallas for a Specific Use Permit to operate a private school on the campus of Hillcrest Church located at 12123 Hillcrest Rd. Dallas, Texas 75230 beginning in August 2008.
- The existing campus of Hillcrest Church encompasses 15.7562 acres of land. Two (2) existing buildings total 150,271 square feet of space. The school expects to occupy approximately 9,086 square feet of space Monday through Friday between the hours of 7:30 am and 3:30 pm. The school may, with permission from Hillcrest Church, use an additional 33,638 square feet of space as needed during the same hours of operation, and at other times as needed.
- The existing campus of Hillcrest Church is zoned by the City of Dallas as R-16 (A) and a specific use permit allows the intended use for a private Christian School under the existing zoning laws and regulations of the City of Dallas.
- The existing zoning of properties surrounding the Hillcrest Church located at 12123 Hillcrest Rd. is R-16 (A) with churches permitted by right under the zoning laws of the City of Dallas.
- The current use of the existing structure is the operation of a church. The proposed additional use of the structures is the operation of a private school (Pre K—12).
- The proposed use for the area of this request is the operation of a private school (Pre K—12).
- The existing structures and building will not be altered in any way nor will any new structures be added to this property in conjunction with the expected use of the facilities as a private school. All structures on the property include two stories, and do not exceed 100 feet in height.
- The existing lot coverage for buildings includes two separate but connected structures of 71,671 square feet, and 78,600 square feet, respectively.

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1:4,800

**Legend**

City Limits	Tree Mitigation	MD Overlay
Streets	Deed Restrictions	Historic Subdistricts
A Zone Floodplain	NSO Subdistricts	Escarpment Overlay
Mills Creek Study Area	Neighborhood Stabilization Overlay	Base Zoning
Peak's Branch Study Area	SUP	Historic Overlay
Parks	D	CD Subdistricts
Dallas Environmental Corridors	D-1	PD Subdistricts
Certified Parcels 07	CP	PD193 OakLawn
	SP	

Part of Map: D-7  
 Dated: 05/09/2007  
**2090-153**