

**FILE NUMBER:** W223-003(DM)**DATE FILED:** November 14, 2022**LOCATION:** Southeast corner of Walnut Street and Abrams Road**COUNCIL DISTRICT:** 10**SIZE OF REQUEST:** Approx. 247.3 acres**CENSUS TRACT:** 190.34

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**MISCELLANEOUS DOCKET ITEM:****APPLICANT/****REPRESENTATIVE:** Jonathan Vinson, Jackson Walker, LLP**OWNER:** Dallas College

**REQUEST:** An application for a waiver of the two-year waiting period to submit a zoning application on property zoned an R-1/2ac(A) Single Family District with Specific Use Permit No. 651 for a college or university.

**SUMMARY:**

On Wednesday, June 23, 2021, the City Council approved an amendment to the site plan and conditions for Specific Use Permit (SUP) No. 651 for a college or university on property zoned an R-1/2ac(A) Single Family District.

The applicant is requesting a waiver of the two-year waiting period in order to submit an application for a zoning change. The applicant indicates that since the SUP was amended over a year and a half ago, the Dallas College Richland Campus has seen a need to provide community health benefits for the campus and surrounding community. In partnership with Parkland, the two community serving entities are exploring options to provide an on-campus clinic and in order to do so, they need to submit an application for a zoning change.

According to Section 51A-4.701(d) of the Dallas Development Code, a new application on this property cannot be filed prior to June 23, 2023, without a waiver of the two-year waiting period. According to the Dallas Development Code, "the commission may waive the time limitation if there are changed circumstances regarding the property sufficient to warrant a new hearing." Staff does not consider the circumstances regarding the request property to have changed to warrant a new hearing.

**STAFF RECOMMENDATION:** Denial.

**APPLICATION FOR WAIVER OF TWO-YEAR WAITING PERIOD**

Zoning File No. ~~Z201-332 (M212-027)~~ : Z201-209

Location South side of Walnut Street, East of Abrams Road 9500 Walnut St  
SEC Walnut & Abrams Rd

Date of last CPC or CC Action 06/23/21 ✓

Applicant's Name, Address & Phone Number Jackson Walker LLP

2323 Ross Avenue, Suite 600, Dallas, TX 75201 (214-953-5941); jvinson@jw.com

Property Owner's Name, Address and Phone No., if different from above

Dallas College (John Robertson, CFO)

1601 Botham Jean Blvd. - 972-860-7709

State briefly change of circumstances since the last hearing on the property that would warrant reconsideration of another request in less than two years.

Since the SUP 651 update over a year and a half ago, the Dallas College Richland Campus has seen a need for community health benefits for the campus and surrounding community. In a partnership with Parkland, the two community serving entities are exploring optionality for a clinic on the campus and need to seek a zoning change in order for that to come to fruition.

As you know, ZOAC is currently in discussions on a code amendment change which would negate this two-year waiver process. The case in June 2021 was approved unanimously.

Jonathan G. Vinson  
Applicant's Signature

See Attached Letter of Authorization.

Owner's Signature (if individual) or  
Letter of Authorization (from corporation/partnership)



By 1:34pm  
Date Received  
Fee: \$300.00

W223-003  
#10792

**Applicant/Owner List of Officers**

**Board of Trustee:**

Monica Lira Bravo, Chair  
Phillip J. Ritter, Vice Chair  
Catalina E. Garcia, M.D.  
Paul Mayer  
Cliff Boyd  
Diana Flores  
Charletta Rogers Compton

**Administrative Leadership:**

Dr. Justin Lonon  
Dr. Beatriz Joseph, Vice Chancellor of Student Success  
Dr. Pyeper Wilkins, Vice Chancellor of Workforce and Advancement  
Dr. Shawnda Floyd, Provost  
John Robertson, Chief Financial Officer  
Robert Wendland, General Counsel  
Dr. Kathryn Eggleston, President Richland Campus



October 3, 2022

Dr. Andreea Udrea, PhD, AICP,  
Assistant Director, Current Planning  
Department of Sustainable Development and Construction  
City of Dallas  
1500 Marilla Street, 5BN  
Dallas, Texas 75201

***RE: Application for Two Year Waiver; S.U.P. No. 651; 9500 Walnut Street, Approximately 244.62 Acres, South Side of Walnut Street, East of Abrams Road.***

Dear Dr. Udrea:

As the Owner of the above-referenced property, this letter will authorize Jackson Walker L.L.P. to act as our representative in connection with filing and processing the above-referenced application for a waiver to the two-year waiting period, in order to be able to subsequently file an application on behalf of an Applicant for a new Planned Development District on certain property located within S.U.P. No. 651.

**PROPERTY OWNER:**

**DALLAS COLLEGE**

By: 

Name: John Robertson

Title: CFO

