



#21-333

City of University Park, Texas
Community Development Department Application
Phone 214-987-5411

Please check the appropriate box (1) below to indicate the type of action you are requesting:

- | | | |
|--|--|--|
| <input type="checkbox"/> Amending Plat | <input type="checkbox"/> Specific Use Permit | <input type="checkbox"/> Planned Development - Development Plan |
| <input type="checkbox"/> Replat | <input type="checkbox"/> Zoning Change Request | <input type="checkbox"/> Planned Development - Concept Plan |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> Special Sign District | <input checked="" type="checkbox"/> Planned Development - Detailed Site Plan |
- PLEASE NOTE:** **A land use statement is required for all zoning change requests, development plan/concept plan/detailed site plan reviews, and specific use permits. **PLEASE COMPLETE PAGE 2 FOR THESE ITEMS****

SITE INFORMATION

Address (Location): 6600 Snider Plaza, Dallas, TX 75205 Submittal Date: June 11, 2021
Is there a previous project associated with this address/location? YES NO
If yes, what type of Project: Retail / Restaurant Single Story Building
Existing Zoning: PD-1-R Proposed Zoning: No Change Lots: Lot 1 - 6 Block A
Existing Use: Retail / Restaurant Proposed Use: Retail / Restaurant / Office
Legal Description of Subject Property (attach separate sheet if necessary) Lot 1 - 6, Block A, Campus Heights No. 1 Addition

APPLICANT INFORMATION

Applicant Name: Strode Property Company Company
Address 6565 Hillcrest #210 City Dallas State Tx Zip 75205
Phone 214-801-9669 Fax 214-361-0049 Email jimstrode@strodeproperty.com Cell 214-801-9669

Property Owner (If different from applicant):

Address _____ City _____ State _____ Zip _____
Phone _____ Fax _____ Email _____ Cell _____

Key Contact:

Phone _____ Fax _____ Email _____ Cell _____

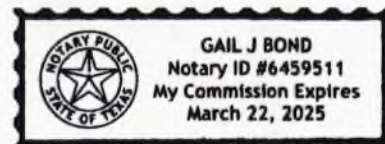
Signature of Property Owner (Sign and Print or Type Name)

SIGNATURE _____
Print or Type Name: James E. Strode

Known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal at office on this 28th day of June 2021.

Gail J Bond Notary Public



(For Plat Applications Only)

I waive the statutory time limits in accordance with Section 212.009 of the Texas Local Government Code.

Signature: _____ Date: _____

Total Paid: \$500.00 Office Use Only: (H.) Accepted By: S.P.
Payment Method: _____

LAND USE STATEMENT: FOR ALL ZONING CHANGE REQUESTS, DEVELOPMENT PLAN/CONCEPT PLAN/DETAILED SITE PLAN REVIEWS AND SPECIFIC USE PERMITS. PLEASE PROVIDE SPECIFIC DETAILS OF THE PROPOSED PROJECT.

APPLICANT: _____ **ADDRESS:** _____

Proposed building footprint change request is for the property at the Southeast corner of Snider Plaza and Daniel Avenue which is currently zoned PD-1-R for Lots 1-6, Block A, Campus Heights No. 1 Addition. The Application is seeking no change to the current zoning, maximum FAR or heights is being sought. The proposed improvements will keep the current uses of Retail / Restaurant and add the use of Office. The proposed improvements will modify the current footprint of the building to have 3 levels above grade. Ground level will consist of Retail / Restaurant totaling +/- 11,000 sf. Office is approximately 21,500 sf of usable space on Level 2 and Level 3. In addition a two level sub-grade parking garage with vehicular access on Daniel Avenue at grade will be provided for on-site occupants and patrons, along with the 70 spaces allowed for the current building within Snider Plaza. Proposed parking reductions for Office to be 3.0 spaces per 1000 sf, Outdoor Office Terrace to be 1.5 spaces per 1000 sf, Ground Level tenant uses to be 5.0 spaces per 1000 sf. Other elements including mechanical screening, elevator overrun and parapets to follow current Snider Plaza Ordinance.