



**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 checked="" 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 type="checkbox"/> Planned Development - Detailed Site Plan |

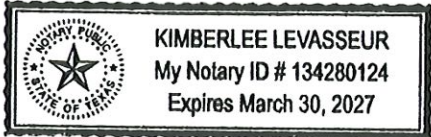
PLEASE NOTE: **A land use statement is required for all zoning change requests, development plan/concept plan/detailed site plan reviews, and specific use permits. PLEASE COMPLETE PAGE 2 FOR THESE ITEMS**

SITE INFORMATION

Address (Location): 7015 Westchester Dr, Dallas Tx 75205 Submittal Date: _____
 Is there a previous project associated with this address/location? YES NO
 If yes, what type of Project: Zoning Ordinance Amendment
 Existing Zoning: _____ Proposed Zoning: _____ Lots: _____
 Existing Use: Scotland Yard Baseball Field Proposed Use: Scotland Yard Baseball Field
 Legal Description of Subject Property (attach separate sheet if necessary) _____

APPLICANT INFORMATION

Applicant Name: Dallas Cothrum Company Masterplan Consultants
 Address 3333 Welborn St City Dallas State Tx Zip 75219
 Phone 214-728-0669 Fax _____ Email dallas@masterplanconsultants.com Cell 214-728-0669
Property Owner (If different from applicant): Highland Park Independent School District
 Address 7015 Westchester Dr City Dallas State Tx Zip 75205
 Phone 214-780-3000 Fax _____ Email _____ Cell _____
Key Contact: Jacob Donnell
 Phone 214-780-3017 Fax _____ Email Donnellj@hpsid.org Cell 979-418-9120

Signature of Property Owner (Sign and Print or Type Name)
 SIGNATURE Jacob Donnell
 Print or Type Name: Jacob Donnell
 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 6 day of March 2026.
Kimberlee Levasseur 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: _____
 Office Use Only:
 Total Paid: _____ Payment Method: _____ Accepted By: _____

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: Dallas Cothrum

ADDRESS: 3333 Welborn St, Dallas Tx 75219

Voters within the Highland Park Independent School District have approved more than \$1 million in funding for improvements to the Scotland Yard Baseball complex. In addition, the Baseball Program and associated sports clubs have raised supplemental funds to support both near term and future enhancements to the facility. The proposed improvements will be implemented through a phased administrative approach. Initial phases include new protective netting and turf upgrades, with potential expansions to the dugouts and concession facilities. To better accommodate spectators, minor modifications to the playing field dimensions are proposed in order to create additional viewing areas along the first and third base line. Future phases may include new covered seating areas, a press box, concession stands, a redesigned grand entrance, and other associated amenities. A potential later phase also contemplates construction of a new outfield wall, additional signage will be provided along the outfield wall on Douglas st. This will feature pennants for district championship teams, other baseball or school branding, and finally 3 corporate signs, each having an effective area of 500 sq ft will be added. These sponsorship signs will be located at 1) The northwest of Burrus & Douglas, 2) along Lovers Lane, 3) a sign to the outfield wall on Douglas. To facilitate these improvement, an amendment to the PD-17 site plan is required, along with potential modifications to the approved landscape plan to reflect the proposed changes.