



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): 4513 Normandy Submittal Date: 5/9/2025
Is there a previous project associated with this address/location? ☐ YES ☒ NO
If yes, what type of Project: _____
Existing Zoning: _____ Proposed Zoning: _____ Lots: _____
Existing Use: Residential Proposed Use: Residential
Legal Description of Subject Property (attach separate sheet if necessary) _____

APPLICANT INFORMATION

Applicant Name: Mark H. Webb Company Artz Landscape Designs, LI
Address 8080 North Central City Dallas State Texas Zip 75206
Phone _____ Fax _____ Email mwebb@artzlandscape.co Cell 214.724.2177
Property Owner (If different from applicant): Mary Fleischli
Address 4513 Normandy City University Park State Texas Zip _____
Phone _____ Fax _____ Email i <mfleischli2@gmail.com> Cell 214.213.1119
Key Contact: Sam Artz
Phone _____ Fax _____ Email sam@artzlandscape.com Cell 713.254.2148

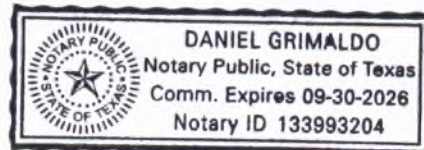
Signature of Property Owner (Sign and Print or Type Name)

SIGNATURE Mary Fleischli
Print or Type Name: Mary Fleischli

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 7th day of May 2025.

Daniel Grimaldo 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: _____
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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: Mark H. Webb

ADDRESS: 8080 North Central Dallas, Texas 75206

Proposed installation of in-ground spa, feature wall (associated equipment) and landscape within courtyard area of residence.

Initial preparation phase to include removal of existing paving materials beyond residence foundation and portions of existing courtyard hardscape for access to revise existing structural foundation. De-tension post tension beams, remove portions of beams and re-tension as specified by structural engineer (see Engineers plan). Install new steel reinforced concrete foundation structure for proposed spa and protection of existing perimeter beam element.

Installation of formwork, steel, plumbing and gunite of proposed spa; construct raised feature wall with cmu, and veneer using stone and decorative tile; placement of spillway feature.

Placement of associated equipment (pumps, heater, filter, and electronics) per plan with gas service to heater and electrical connection to residence service. Installation of plumbing run between spa and equipment.

Removal of existing courtyard paving material and replace using decorative stone with banding edge detailing and field.

Installation of pathway hardscape with stepping pads for access between gated entry to covered terrace area and to rear garden areas.

Landscape installation to include relocation of (3) existing Holly trees, (3) new Eagleston holly - 100 gallon, artificial turf, and Tejas granite aggregate.