

PARK PLAZA

UNIVERSITY PARK, TX

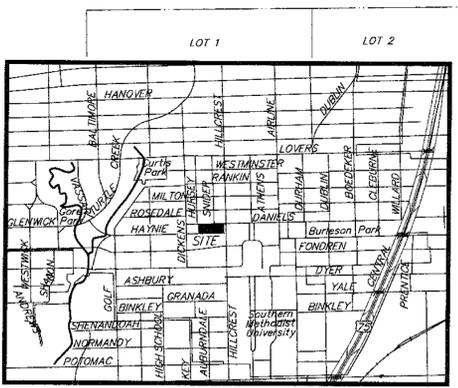
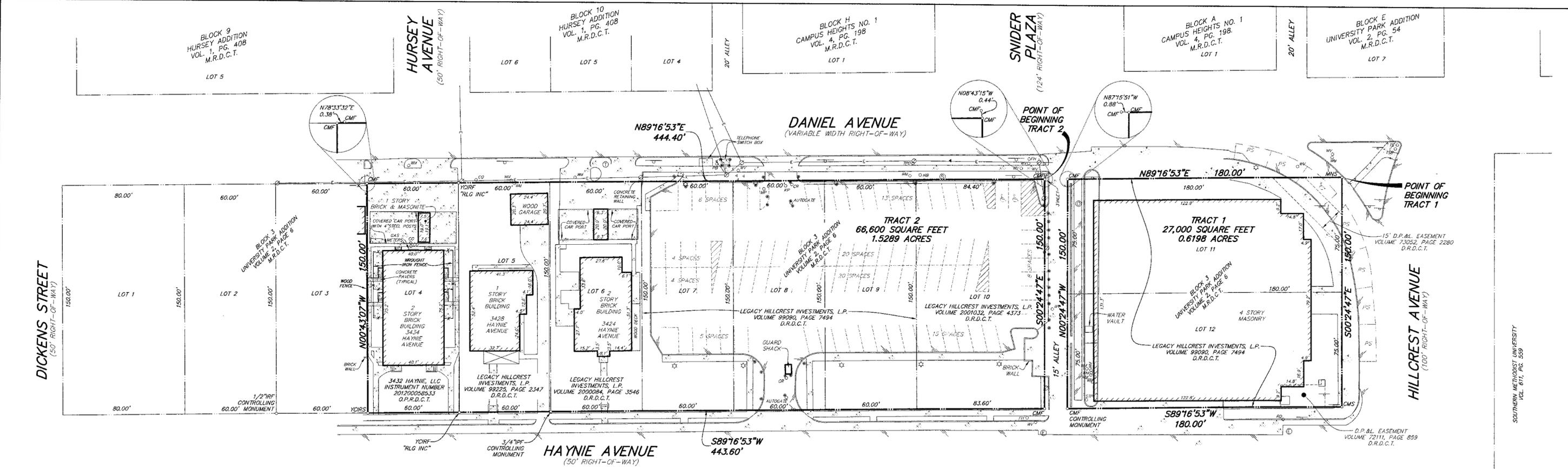
CONCEPTUAL PD SUBMISSION
AUGUST 01, 2016

LAND USE STATEMENT

Proposed zoning change request are for the property at the Southwest corner of Hillcrest Avenue and Daniel Avenue, which is currently zoned O2 for Lots 11 & 12 of Tract 1, Abstract No. 1351, P for Lots 7, 8, 9, and 10 of Tract 2, Abstract No. 1351, and MF-3 for Lot 6, Abstract No. 1351. This Application is seeking a Planned Development classification for lots 7-12, and half (30') of lot 6. Proposed improvements will include a seven-story, 127,880 SF mixed use development comprising of office, retail and restaurant tenants. In addition, a four-level sub-grade parking garage with vehicular access at grade will be provided for on-site occupants and patrons, along with a three-level above grade parking. Retail lease space will be approximately 27,285SF and will be located on the ground level and second level. Restaurant lease space will be limited to 14,695SF and will be located on the ground level and second level as well. Office is approximately 85,900SF and allowed on all seven levels with a maximum of 127,880 SF. Proposed 50% reduction in parking requirements for outdoor seating areas. Current site maximum FAR restrictions will remain. However an increase in building height for lots 11&12 to 99'-6" measured from from parapet to immediate adjacent grade on the project's Eastern Elevation and 40'-0" overall for lots 6, 7, 8, 9, and 10 is requested. An open air plaza will be created on the Daniel Avenue side of the property which a majority of retail and restaurant tenants will be facing. A landscape buffer will be created along Haynie Avenue at street level to soften the impact on the adjacent residential community and level one and two glazing will not be permitted west of lot 10. We are currently requesting abandonment of existing alley right of way between lot 10 and lots 11 & 12 and will include this parcel in a future Preliminary Plat Revision request. Existing utilities will be abandoned and rerouted off-site.

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NOTES:

BASIS OF BEARINGS: City of University Park Geodetic Control Monument System (Monument No. 16), as re-established by Raymond L. Goodson, Jr., Inc., dated July 2003 and its azimuth marker.

CONTROLLING MONUMENTS: As shown.

The subject property does not lie within the 100-year flood plain as scaled on F.E.M.A. Flood Insurance Rate Map No. 48113C0335K dated July 7, 2014.

This survey was prepared with the benefit of Republic Title and First American Title Insurance Company title commitment, CF No. 1002-163079-RIT, effective date of August 30, 2015.

SCHEDULE B ITEMS

- Restrictive covenants described in instruments recorded in Volume 949, Page 239, as amended in Volume 943, Page 29, Volume 1643, Page 109; and Volume 831, Page 431, Real Property Records, Dallas County, Texas do affect the subject property.
- Terms, provisions, and conditions of Lease recorded in Volume 337, Page 372 and Volume 90040, Page 717, Real Property Records, Dallas County, Texas is not a survey related matter.
- Easement granted by Hillcrest State Bank to Dallas Power & Light Company recorded in Volume 72111, Page 859, Real Property Records, Dallas County, Texas does affect and is shown on Tract 1.
- Easement granted by Hillcrest State Bank to Dallas Power & Light recorded in Volume 73052, Page 2280, Real Property Records, Dallas County, Texas does affect and is shown on Tract 1.
- Terms, provisions, and conditions of Lease recorded in Volume 99090, Page 7505, Real Property Records, Dallas County, Texas is not a survey related matter.
- Terms, provisions, and conditions of Lease recorded in cc# 201300058586, Real Property Records, Dallas County, Texas is not a survey related matter.

Tract 1

Being a tract of land situated in the John Scurlock Survey, Abstract No. 1351, City of University Park, Dallas County, Texas, being all of Lots 11 and 12, Block 3, University Park, an addition to the City of University Park, Dallas County, Texas according to the plat recorded in Volume 2, Page 6, Map Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a MAC nail set for corner at the intersection of the south line of Daniel Avenue (variable width right-of-way) and the west line of Hillcrest Avenue (100' right-of-way), said nail being the northeast corner of said Lot 11;

THENCE South 00° 24' 47" East along the west line of said Hillcrest Avenue a distance of 150.00 feet to a chiseled "X" in concrete set for corner at the intersection of the west line of said Hillcrest Avenue and the north line of Haynie Avenue (50' right-of-way), said "X" being the southeast corner of said Lot 12;

THENCE South 89° 16' 53" West along the north line of said Haynie Avenue a distance of 180.00 feet to a chiseled "X" in concrete found for corner at the intersection of the north line of Haynie Avenue and the east line of a 15' alley, said "X" being the southwest corner of said Lot 12;

THENCE North 00° 24' 47" West along the east line of said 15' alley a distance of 150.00 feet to a chiseled "X" in concrete found for corner at the intersection of the east line of said 15' alley and the south line of said Daniel Avenue, from which a chiseled "X" in concrete found bears North 87° 15' 51" West a distance of 0.88 feet;

THENCE North 89° 16' 53" East along the south line of said Daniel Avenue a distance of 180.00 feet to the **POINT OF BEGINNING**, containing 27,000 square feet or 0.6198 acres more or less.

Tract 2

Being a tract of land situated in the John Scurlock Survey, Abstract No. 1351, City of University Park, Dallas County, Texas, being all of Lots 4 through 10, Block 3, University Park, an addition to the City of University Park, Dallas County, Texas according to the plat recorded in Volume 2, Page 6, Map Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a chiseled "X" in concrete found for corner at the intersection of the south line of Daniel Avenue (variable width right-of-way) and the west line of a 15' alley, said "X" being the northeast corner of said Lot 10, from which a chiseled "X" in concrete found for corner bears North 08° 43' 15" West a distance of 0.44 feet;

THENCE South 00° 24' 47" East along the west line of said 15' alley a distance of 150.00 feet to a chiseled "X" in concrete found for corner at the intersection of the west line of said 15' alley and the north line of Haynie Avenue (50' right-of-way), said "X" being the southeast corner of said Lot 10;

THENCE South 89° 16' 53" West along the north line of said Haynie Avenue a distance of 443.60 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner, said rod being the south common corner of said Lot 4 and Lot 3, Block 3 of said University Park Addition;

THENCE North 00° 43' 07" West, departing the north line of said Haynie Avenue and along the common line between said Lot 4 and said Lot 3, a distance of 150.00 feet to a chiseled "X" in concrete found for corner on the south line of said Daniel Avenue, said "X" being the north common corner of said Lot 4 and said Lot 3, from which a chiseled "X" in concrete found bears North 78° 33' 32" East a distance of 0.38 feet;

THENCE North 89° 16' 53" East along the south line of said Daniel Avenue a distance of 444.40 feet to the **POINT OF BEGINNING**, containing 66,600 square feet or 1.5289 acres more or less.

LEGEND

.....	PROPERTY LINE
.....	EASEMENT LINE
.....	BUILDING
.....	ASPHALT
.....	CONCRETE
.....	FENCE LINE
.....	LIGHT STANDARD
.....	WATER VALVE
.....	WATER METER
.....	POLE HYDRANT
.....	INDICATOR POST VALVE
.....	CLEAN OUT
.....	IRRIGATION BOX
.....	TELEPHONE PEDESTAL
.....	CHOP READER
.....	METER POLE
.....	KEY PAD
.....	STANDPIPE
.....	POWER POLE
.....	QUIP WIRE
.....	SIEN
.....	SANITARY SEWER MANHOLE
.....	STORY SOWER MANHOLE
.....	GAS MANHOLE
.....	TELEPHONE MANHOLE
.....	ELECTRIC MANHOLE
.....	CREPE WHTL
.....	TREE
.....	PARKING SPACE
.....	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET
.....	IRON ROD FOUND
.....	IRF
.....	MAG NAIL SET / FOUND
.....	CMIS / MNF
.....	CHISELED "X" SET / FOUND
.....	M.R.D.C.T.
.....	D.R.D.C.T.
.....	DEED RECORDS, DALLAS COUNTY, TX
.....	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX

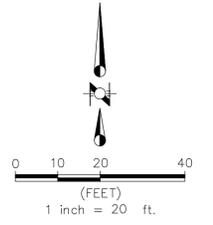
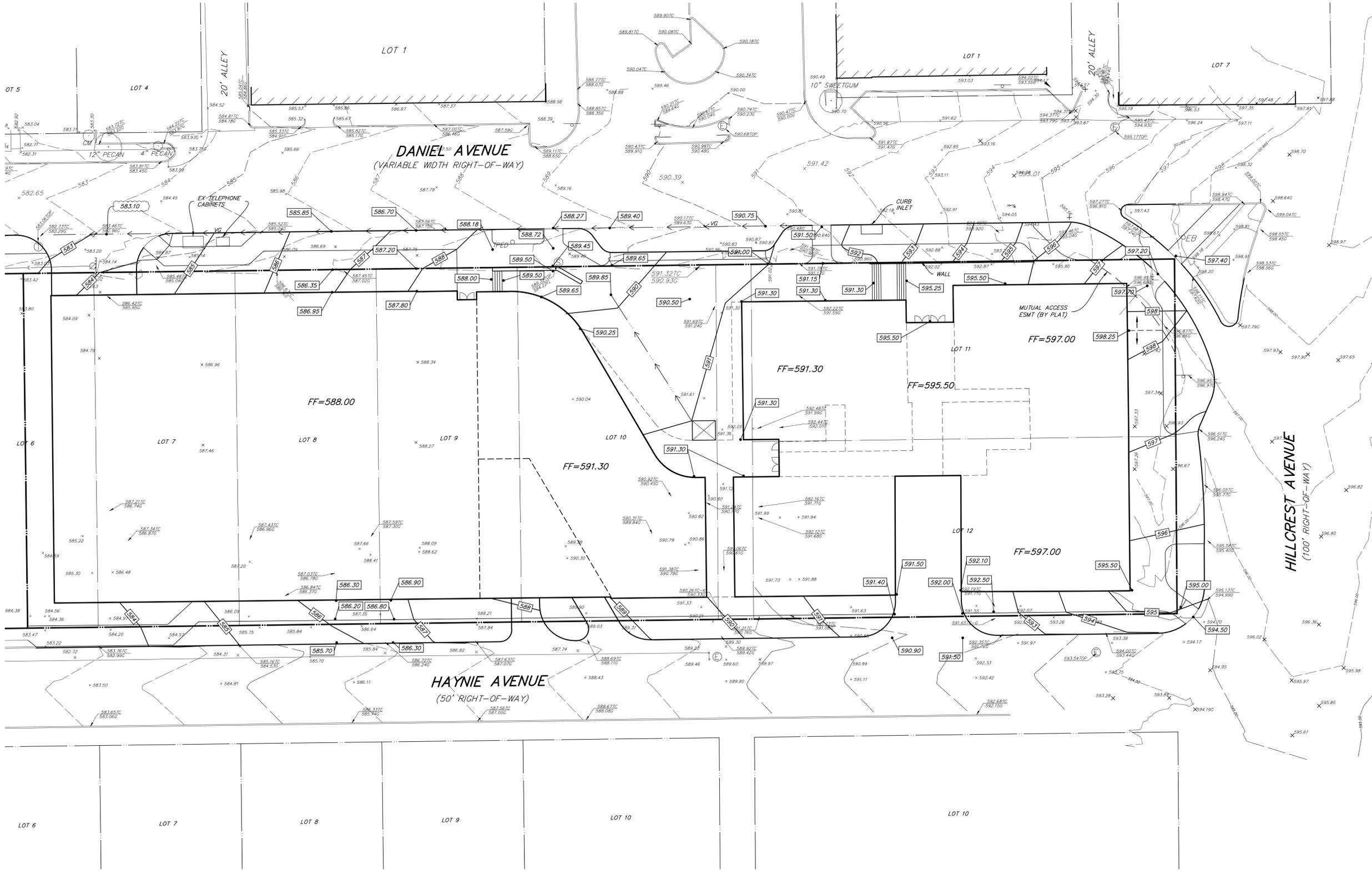
To: SPC Hillcrest LP, Inwood National Bank, First American Title Insurance Company, and Republic Title of Texas, Inc.

I hereby declare that this true and accurate survey, made on the ground under my supervision on October 5, 2015, correctly shows the relation of the buildings and other structures to the property lines indicated hereon, and that there are no encroachments or overlaps onto adjoining property of property covered by this survey or of adjoining buildings or structures on said land except as shown, noted or described on the survey. This survey is subject to any easements not visible on the ground. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey.

G. Richard Busby R.P.L.S. No. 4111

RLG
RAYMOND L. GOODSON JR., INC.
CONSULTING ENGINEERS
5445 LA SIERRA, SUITE 300, LB 17,
DALLAS, TEXAS 75231-4138 214/739-8100
TEXAS REG # 493
TSPS REG # 100341-00
rig@rlginc.com

BOUNDARY AND IMPROVEMENT SURVEY
OF
LOTS 4 THROUGH 12, BLOCK 3 UNIVERSITY PARK
JOHN SCURLOCK SURVEY, ABSTRACT No. 1351
CITY OF UNIVERSITY PARK, DALLAS COUNTY, TEXAS
SCALE: 1" = 30' DATE: 10-05-2015
JOB NO. 15111 E-FILE 15111A.dwg DWG NO. 26,250W



LEGEND

- 668 --- EXISTING CONTOUR LINE
- 668 --- PROPOSED CONTOUR LINE
- 667.45TC EXISTING SPOT ELEVATION
- 666.95G EXISTING SPOT ELEVATION
- 667.53x EXISTING SPOT ELEVATION
- 667.63x CALCULATED SPOT ELEVATION
- 668.20TC PROPOSED SPOT ELEVATION
- 667.70G PROPOSED SPOT ELEVATION
- - - - - LIMITS OF PAVEMENT SAWCUT

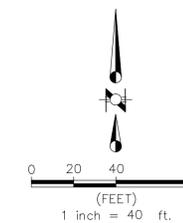
BENCHMARKS:

RAYMOND L. GOODSON JR., INC.
CONSULTING ENGINEERS
5445 LA SIERRA DRIVE, SUITE 300, LB 17
DALLAS, TEXAS 75241-4158 214/733-8100
E-MAIL: rig@riginc.com FIRM REG. F-493

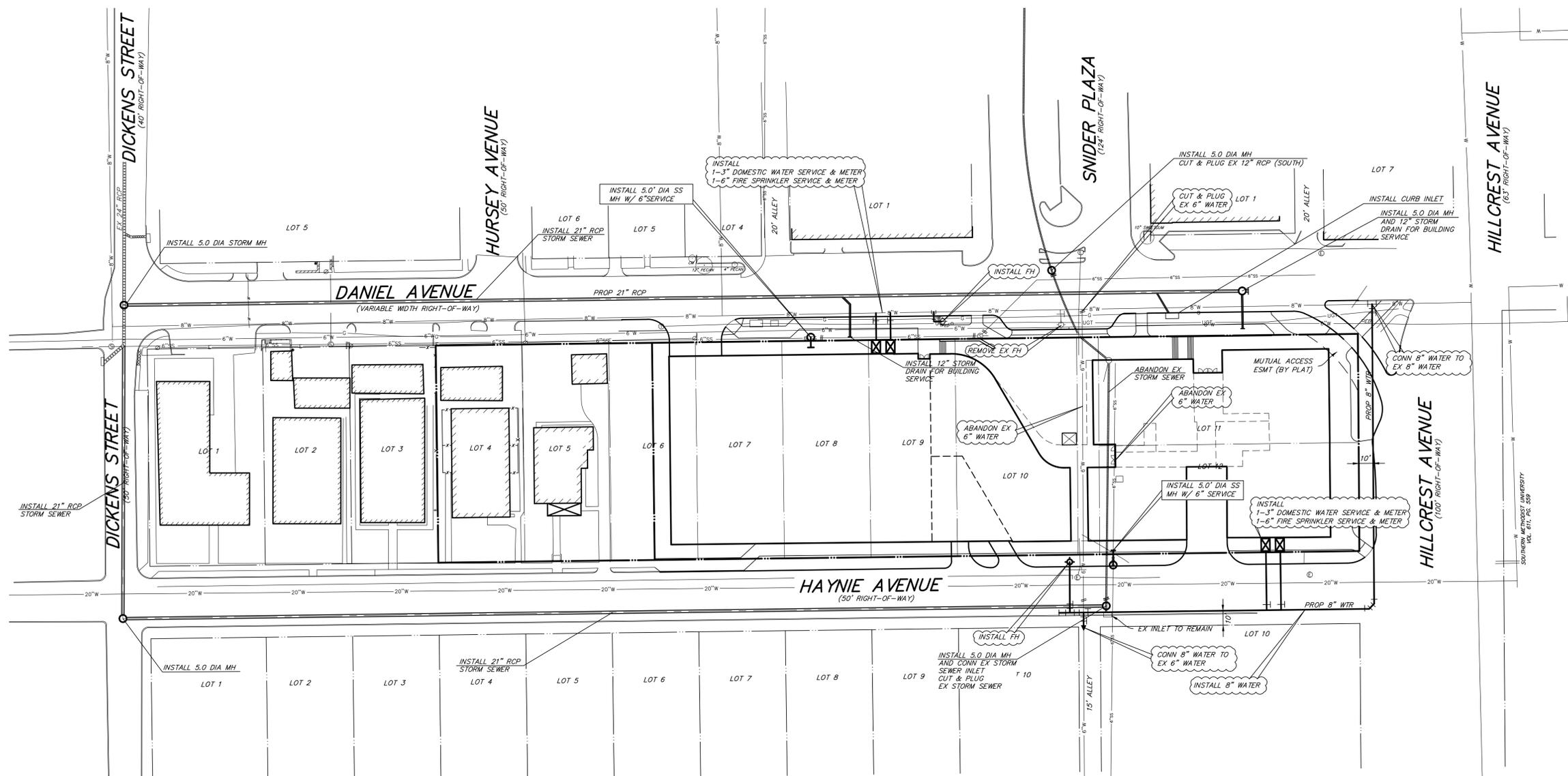
PROGRESS SET - FOR REVIEW ONLY
Issued 6/29/16

These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of:

Stuart Markussen P.E. #63558
Raymond L. Goodson, Jr., Inc.



NOTE: All private utility services (gas, electric, telephone and cable) must provide a minimum clearance of 5 feet from all water and sanitary sewer services.



BENCHMARKS:

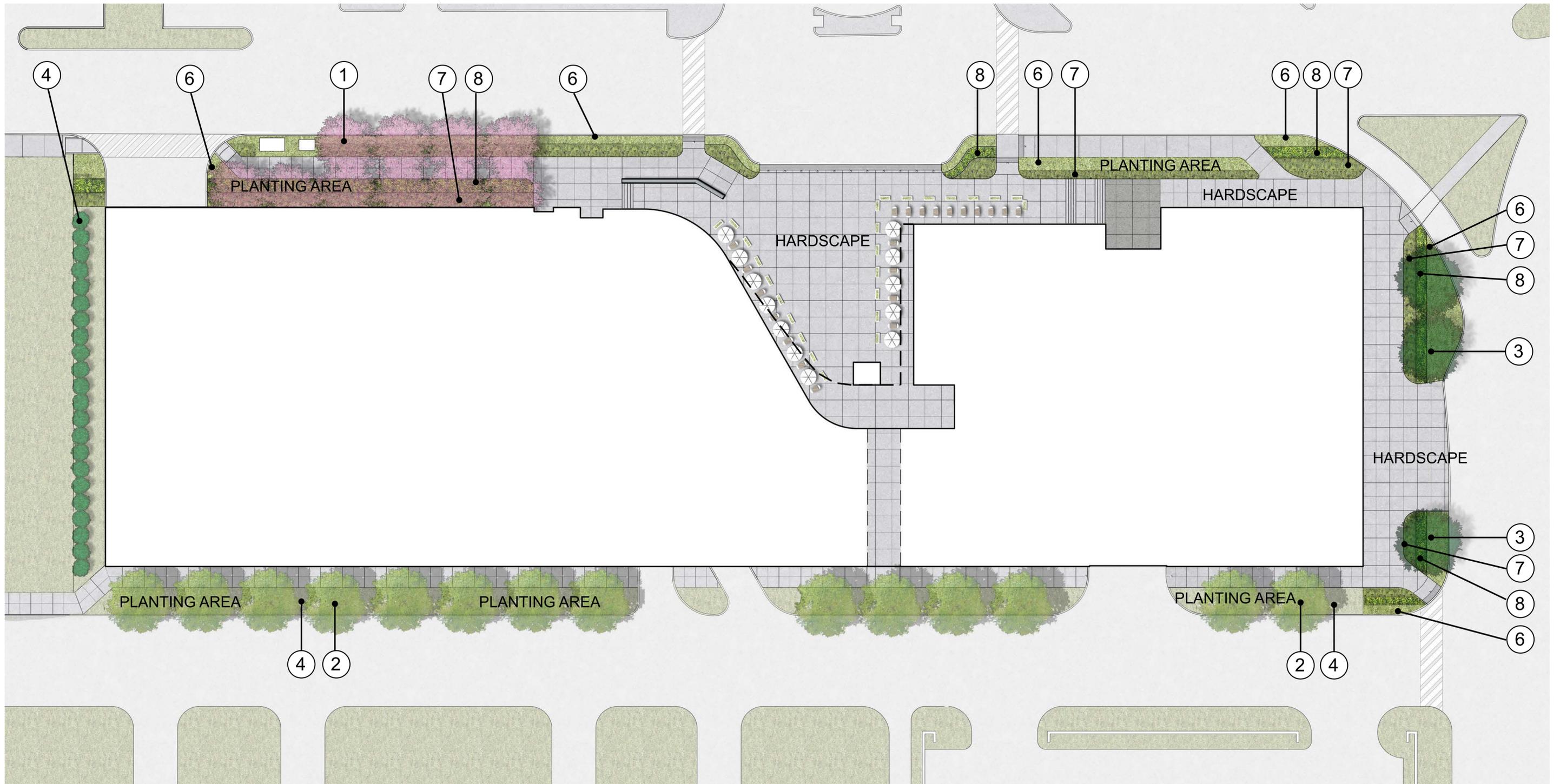
RAYMOND L. GOODSON JR., INC.
CONSULTING ENGINEERS
5445 LA SIERRA DRIVE, SUITE 300, LB 17
DALLAS, TEXAS 75231-4128 974.735-8100
E-MAIL: rlg@rlginc.com FIRM REG. F-493

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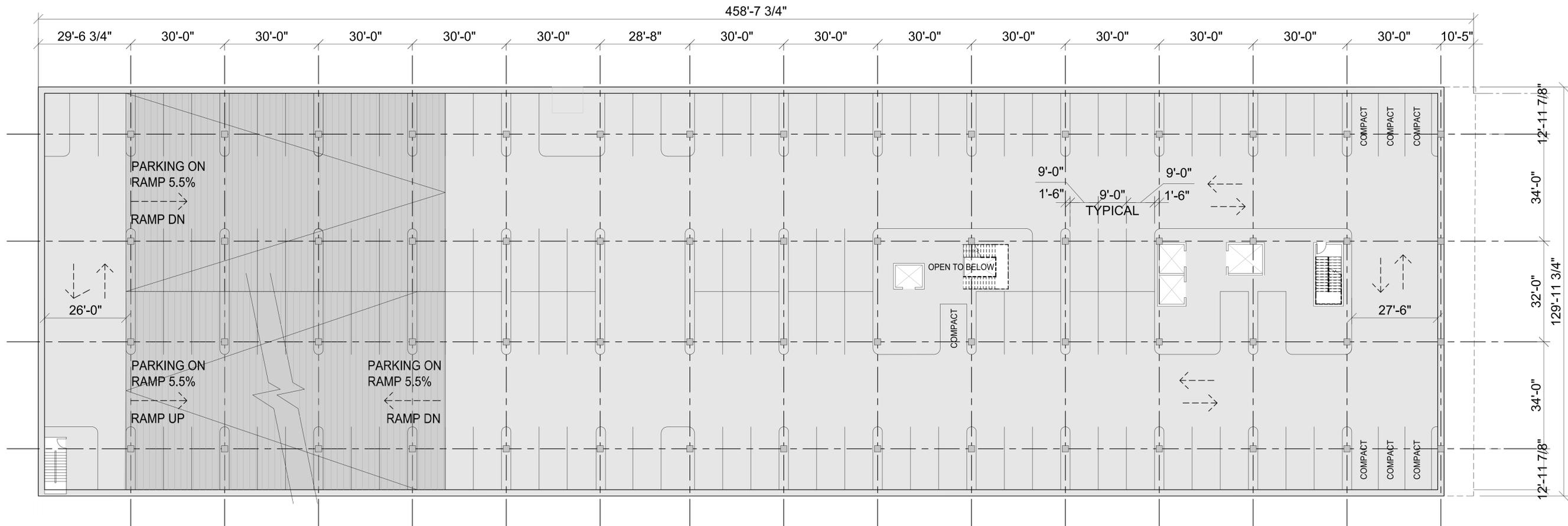
PRELIMINARY UTILITY PLAN



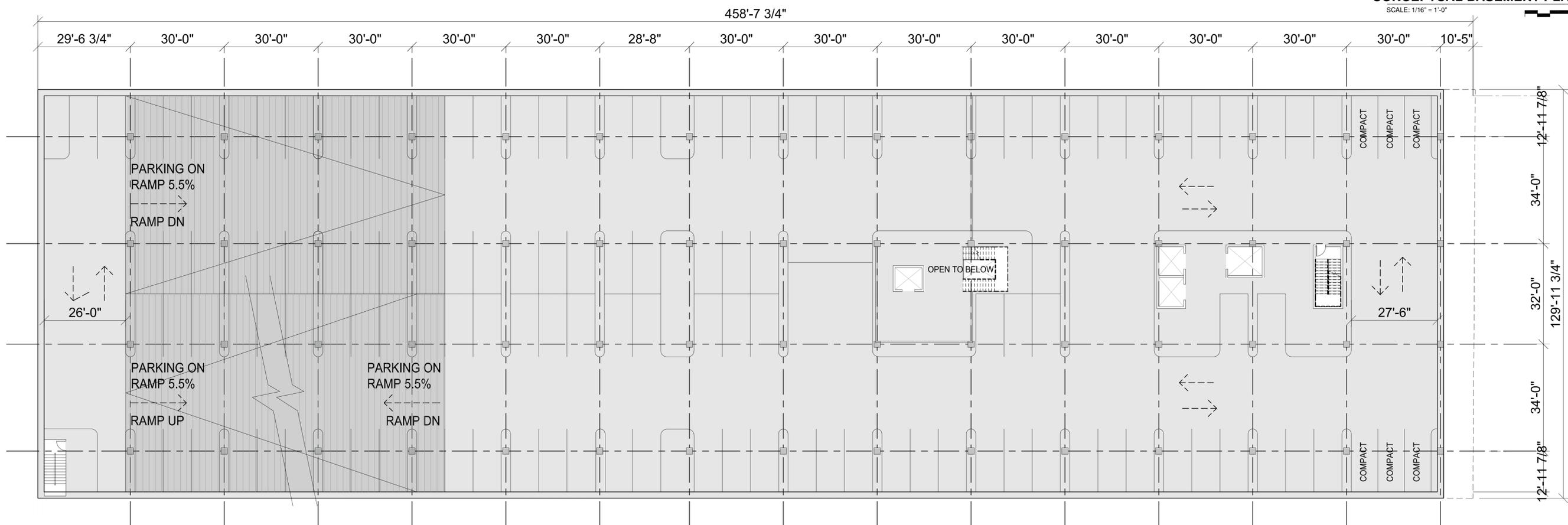
PLANT LEGEND

- | | |
|----------------------------------|------------------------|
| ① 12' TALL CRAPE MYRTLE STANDARD | ⑤ LAWN |
| ② 6" CALIPER EVERGREEN TREE | ⑥ GROUND COVER |
| ③ 4" CALIPER DECIDUOUS TREE | ⑦ LOW EVERGREEN SHRUB |
| ④ 8' TALL EVERGREEN HEDGE | ⑧ LOW ORNAMENTAL GRASS |

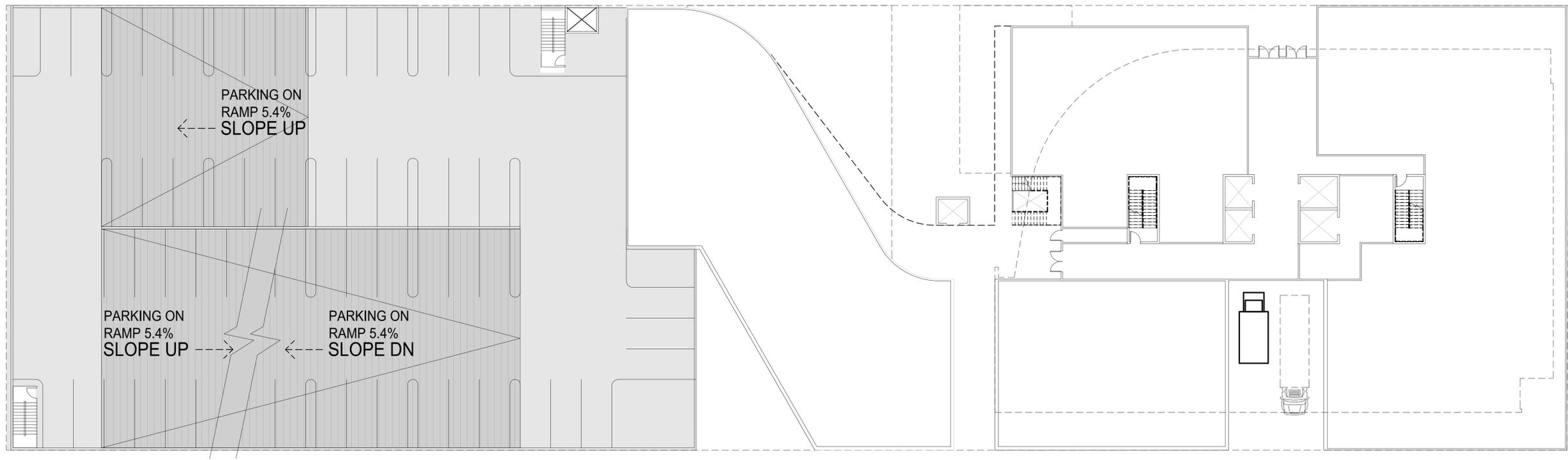
CONCEPTUAL LANDSCAPE PLAN
 SCALE: 1/16" = 1'-0"
 0' 8' 16' 32'



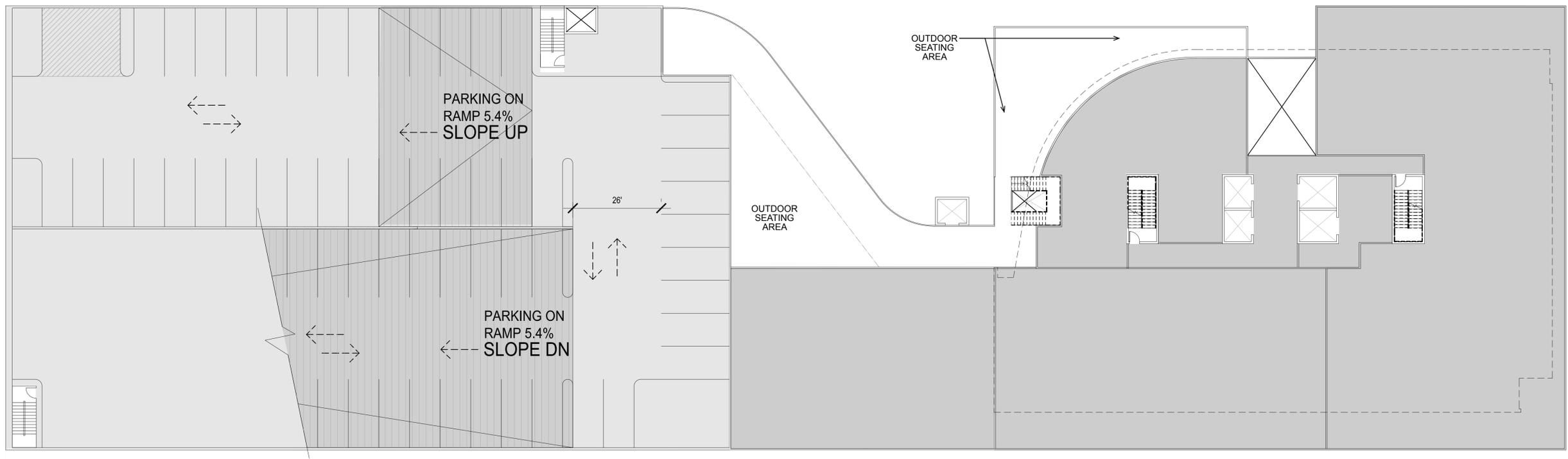
CONCEPTUAL BASEMENT PLAN - LVL 1
SCALE: 1/16" = 1'-0"



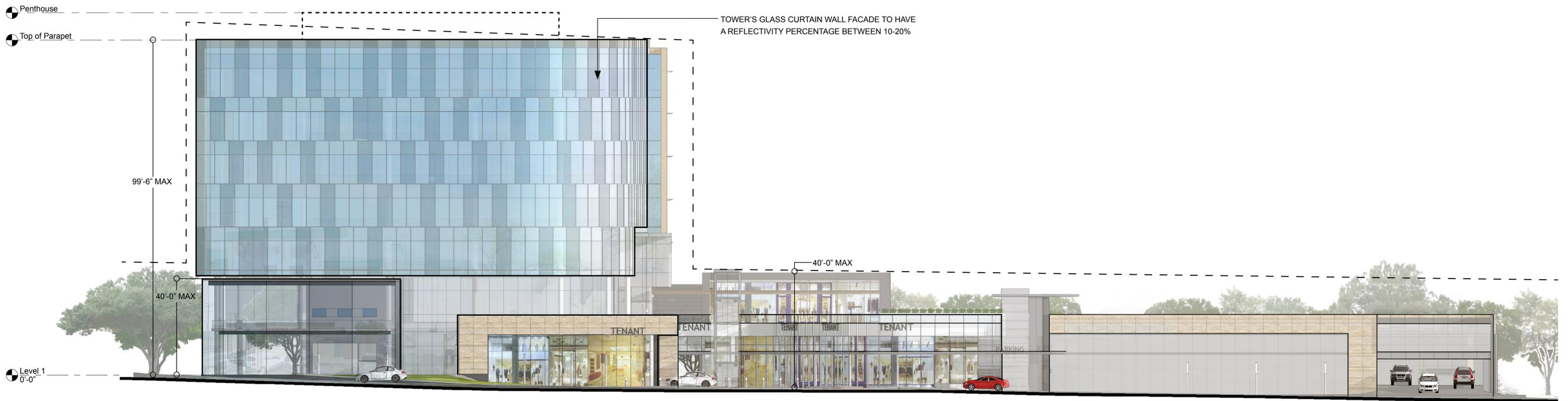
CONCEPTUAL BASEMENT PLAN - LVL 2-4
SCALE: 1/16" = 1'-0"



CONCEPTUAL PARKING LEVEL 1 | 1
 SCALE: 1/16" = 1'-0"

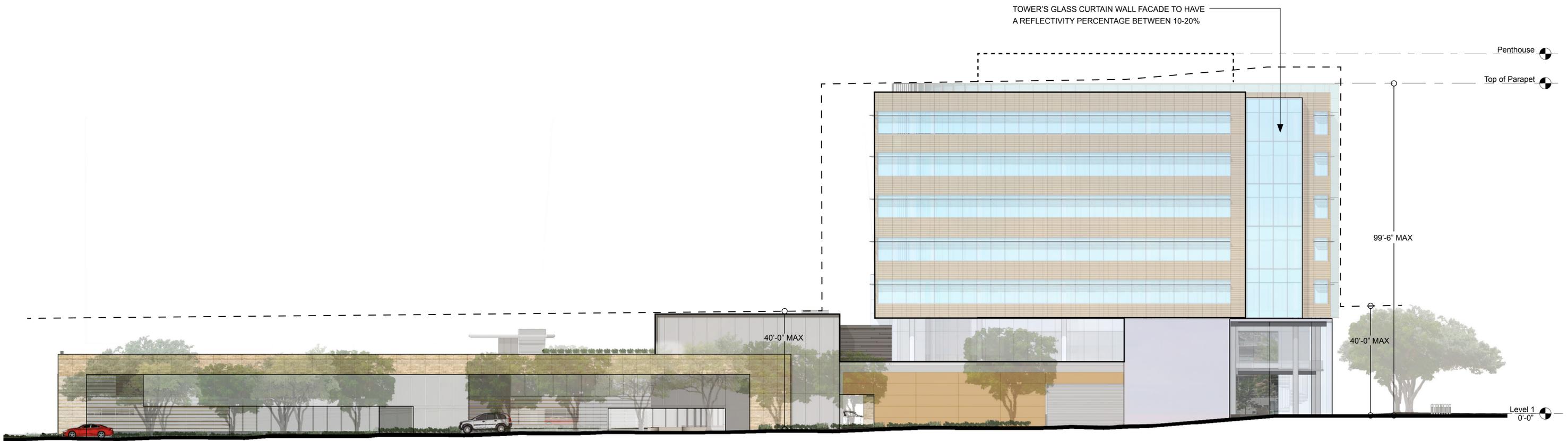


CONCEPTUAL PARKING LEVEL 2 | 1
 SCALE: 1/16" = 1'-0"



NORTH ELEVATION - DANIEL AVE.
 SCALE: 1/16" = 1'-0"

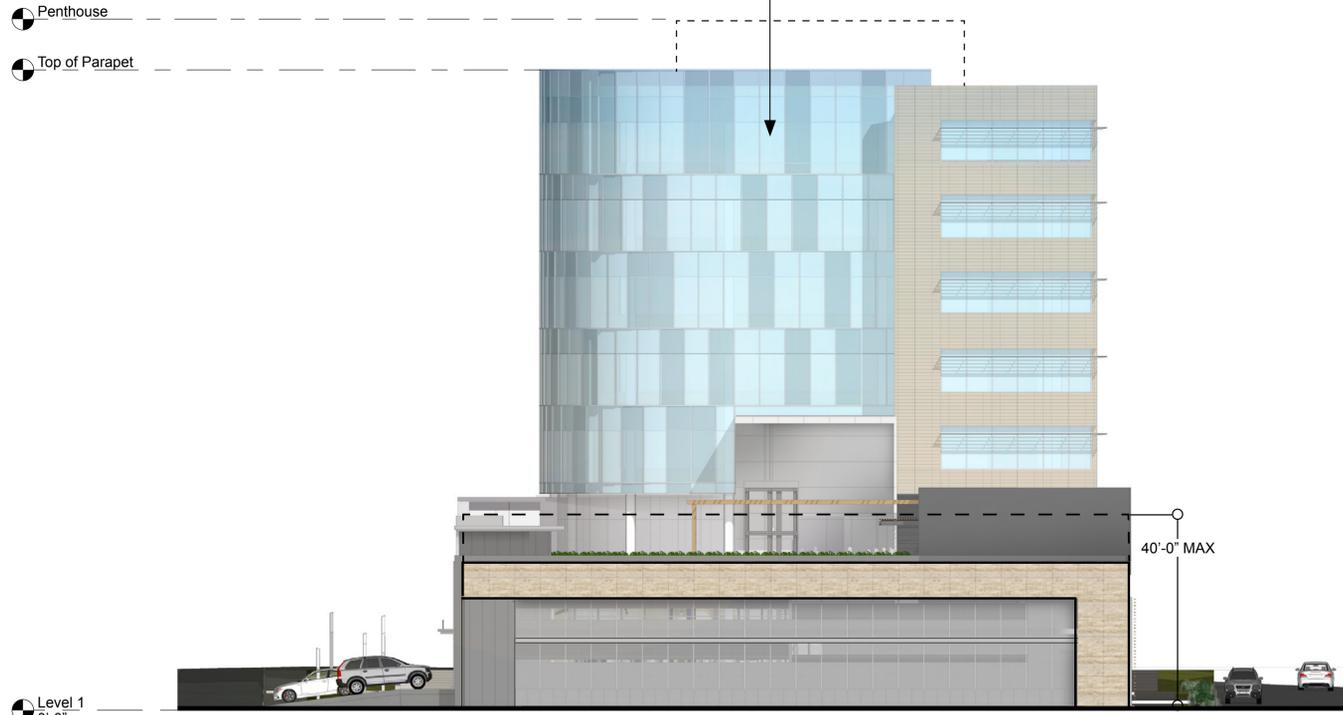




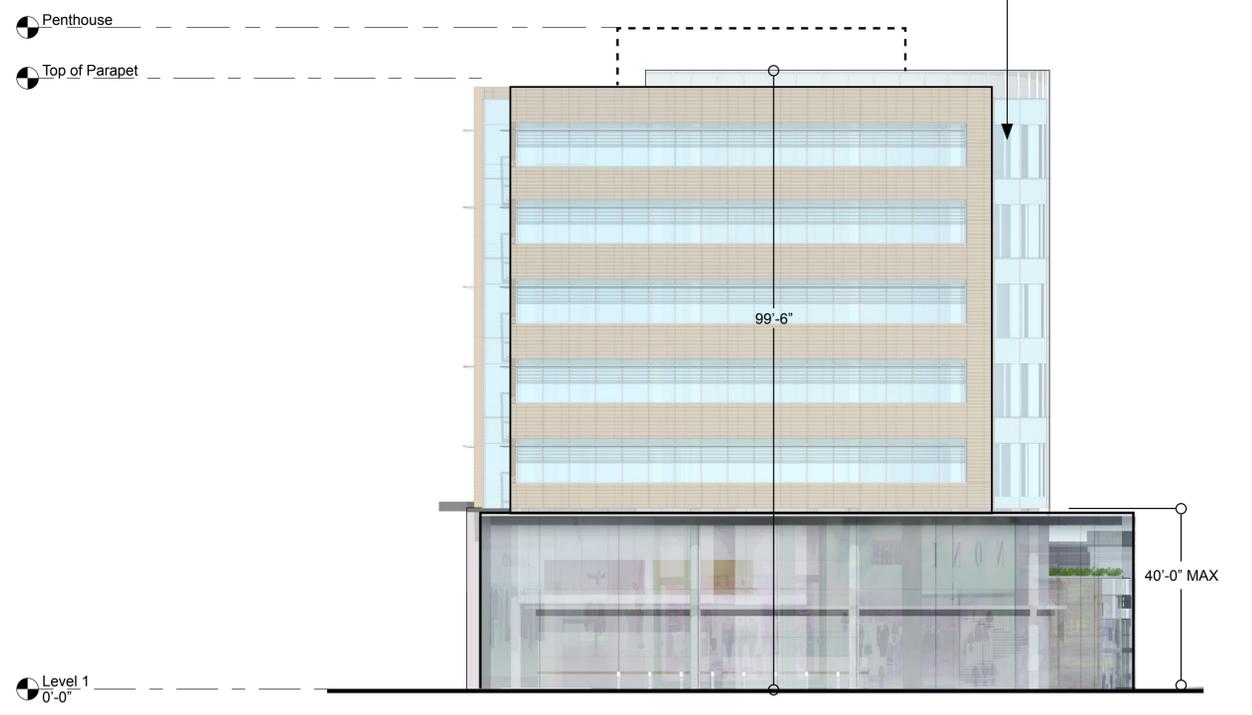
SOUTH ELEVATION - HAYNIE AVE.
 SCALE: 1/16" = 1'-0"



TOWER'S GLASS CURTAIN WALL FACADE TO HAVE
A REFLECTIVITY PERCENTAGE BETWEEN 10-20%



WEST ELEVATION

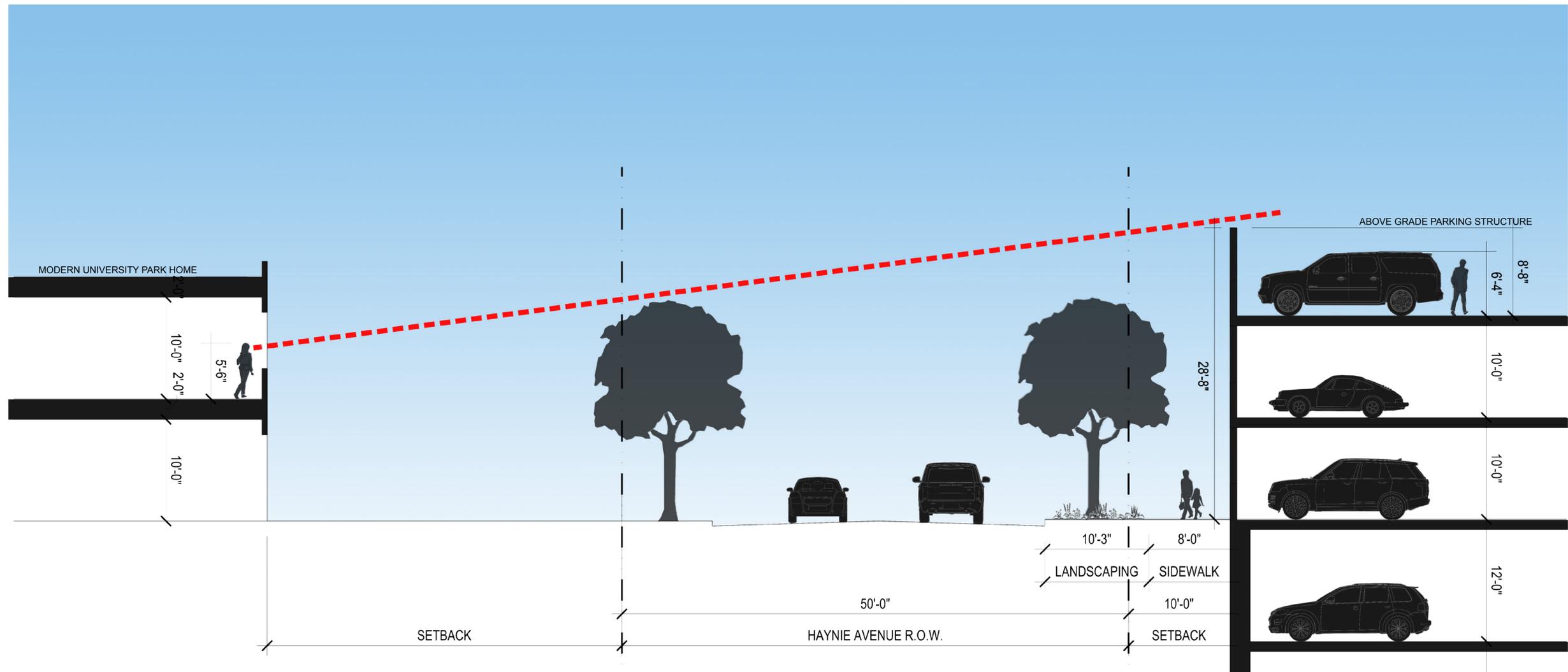


EAST ELEVATION - HILLCREST AVE.

WEST / EAST ELEVATIONS

SCALE: 1/16" = 1'-0"





CONCEPTUAL SITE LINE STUDY - ABOVE GRADE GARAGE