



**City of University Park, Texas**  
**Community Development Department Application**  
**Phone 214-987-5411 Fax 214-987-5429**

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 checked="" type="checkbox"/> Planned Development - Concept Plan |
| <input type="checkbox"/> Final Plat    |  | <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): 4220 Emerson Ave, Dallas, TX 75205 Submittal Date: 5.5.2017  
Is there a previous project associated with this address/location? ☒ YES ☐ NO  
If yes, what type of Project: HPHS Addition and Renovations  
Existing Zoning: PD-19 Proposed Zoning: PD-19 Lots: 1  
Existing Use: School Proposed Use: School  
Legal Description of Subject Property (attach separate sheet if necessary) \_\_\_\_\_

**APPLICANT INFORMATION**

**Applicant Name:** Brett Holzle Company Stantec  
Address 5717 Legacy Dr, Suite 250 City Plano State TX Zip 75024  
Phone 214.514.1506 Fax \_\_\_\_\_ Email brett.holzle@stantec.com Cell 214.514.1506  
**Property Owner (If different from applicant):** Highland Park ISD  
Address 6915 Westchester Dr City Dallas State tx Zip 75205  
Phone \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_ Cell \_\_\_\_\_  
**Key Contact:** Ed Levine  
Phone 214.780.3056 Fax \_\_\_\_\_ Email levinee@hpsid.org Cell 469.231.3328

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

SIGNATURE [Signature]  
Print or Type Name: Ed Levine

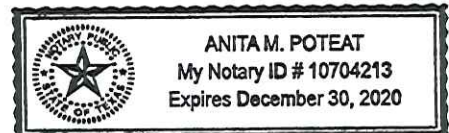
(Letter of authorization required if signature is other than the property owner)

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 5th day of May 20 17

Anita M. Poteat

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: Anita M. Poteat Date: 5/5/2017

Total Paid: \_\_\_\_\_

**Office Use Only:**

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:** \_\_\_\_\_ **ADDRESS:** \_\_\_\_\_

As part of the 2016 Bond Program HPHS was fore casted to increase enrollment over the next several years from 2200 students to 2900. As such, the additions to the building will consist of a three story classroom building on the northwest corner of the building in phase 1, demolition and infill of the existing natatorium with additional classrooms in phase 2, interior renovations to improve way finding and circulation at the core of the building in phase 2, and demolition and infill of the existing student entry for improved circulation in phase 2.

The building facade will substantially match the existing building in materials, scale and proportion. The new construction will not be any closer to the public right of way along Douglas.

As the current staff parking lot is being removed, new parking is being proposed on additional property owned by the district around the high school under a separate PD amendment application.

The traffic impact analysis has been based upon the future enrollment.

[illegible]