

PDSP-70-2017



**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:**

- ☐ Amending Plat    ☐ Specific Use Permit    ☐ Planned Development - Development Plan  
☐ Replat    ☐ Zoning Change Request    ☐ Planned Development - Concept Plan  
☐ Final Plat    ☒ 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): 6565 Hillcrest Avenue    Submittal Date: June 1, 2017  
Is there a previous project associated with this address/location?    ☒ YES    NO  
If yes, what type of Project: Multi-story office building  
Existing Zoning: PD-26    Proposed Zoning: PD-26    Lots: Lot 7R  
Existing Use: Office    Proposed Use: Office, retail, restaurant, parking garage  
Legal Description of Subject Property (attach separate sheet if necessary) Lot 7R, Block 3, University Park Addition

**APPLICANT INFORMATION**

**Applicant Name:** SPC Hillcrest, L.P.    Company SPC Hillcrest, L.P.  
Address 6801 Snider Plaza, Ste 220    City Dallas    State TX    Zip 75205  
Phone 214-361-6900    Fax \_\_\_\_\_    Email arich2100@aol.com    Cell \_\_\_\_\_  
**Property Owner (If different from applicant):** SPC Hillcrest, L.P.  
Address 6801 Snider Plaza, Ste 220    City Dallas    State TX    Zip 75205  
Phone 214-361-6900    Fax \_\_\_\_\_    Email arich2100@aol.com    Cell - \_\_\_\_\_  
**Key Contact:** M. Adam Richey  
Phone 214-361-6900    Fax \_\_\_\_\_    Email arich2100@aol.com    Cell \_\_\_\_\_

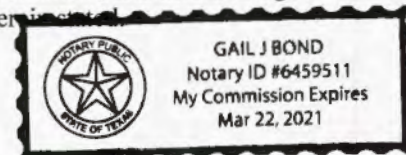
**Signature of Property Owner or Applicant (Sign and Print or Type Name)**

SIGNATURE M. Adam Richey  
Print or Type Name: M. Adam Richey

(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 15<sup>th</sup> day of June 2017  
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: \$300

Office Use Only:  
Payment Method: CK #1215

Accepted By: Cmena

**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:** SPC Hillcrest, L.P. **ADDRESS:** 6565 Hillcrest Avenue

This Application is seeking a Detail Site Plan Review of the proposed development associated with Planned Development District 26, PD-26, as adopted by the City of University Park. The property is located at the Southwest corner of Hillcrest Avenue and Daniel Avenue, currently known as 6517 Hillcrest Avenue. Applicant requests changing the address of the subject property to be 6565 Hillcrest Avenue. The property is currently zoned PD-26. A Preliminary Plat Revision request is also included for review combining 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, to become Lot 7R, Block 3, University Park Addition. The Plat Revision also incorporates abandonment of existing alley right of way between Lot 10 and Lots 11 & 12 and will include this parcel into Lot 7R.

Proposed improvements will include a six-story above grade, mixed use development, cumulatively not exceeding 119,000 SF exclusive of the parking garage, comprised of office, retail, restaurant and wireless communication (rooftop) tenants. In addition, a parking garage with vehicular access at grade from Daniel Avenue and from Haynie Avenue will be provided for on-site occupants and patrons. The parking garage is planned to have one level at grade, three-levels above grade and three-levels below-grade. The quantity of parking spaces provided meets the requirements of PD-26. Retail lease space will be limited to 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 use area is approximately 77,000 SF and is allowed on all six levels with a cumulative use area of 119,000 SF. Exterior signage is to be provided. A Special Sign District for the property is requested for the proposed environmental graphics.

The building setbacks proposed along Hillcrest, Daniel, Haynie and meet requirements of PD-26. The proposed building height is 86'-0" maximum measured from parapet to immediate adjacent grade on the project's Northeast corner. All exterior glazing will have a visible light reflectivity within the range of 12% to 20%. 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 is provided 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 former Lot 10. Existing utilities will be abandoned and rerouted off-site.