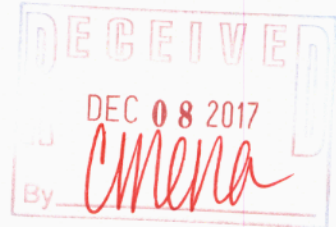


SU-146-2017



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

Easement on Lot

Please check the appropriate box (1) below to indicate the type of action you are requesting:

- ☐ Amending Plat ☒ Specific Use Permit
☐ Replat ☐ Zoning Change Request
☐ Final Plat ☐ Special Sign District

- ☐ Planned Development - Development Plan
☐ Planned Development - Concept Plan
☐ 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): 7045 Vassar Avenue Submittal Date: _____

Is there a previous project associated with this address/location? ☐ YES ☒ NO

If yes, what type of Project: _____

Existing Zoning: Single Family 1 (SF-1) Proposed Zoning: No change Lots: 2B Block 7

Existing Use: Residential Proposed Use: No change

Legal Description of Subject Property (attach separate sheet if necessary) _____

APPLICANT INFORMATION

Applicant Name: Jo Staffelbach Heinz Company DLR Group | Staffelbach

Address 2525 McKinnon Street #800 City Dallas State TX Zip 75201

Phone 214-452-1283 Fax _____ Email jheinz@dlrgroup.com Cell 214-725-7575

Property Owner (If different from applicant): Nancy and Clint Carlson

Address 7037/7045 Vassar Avenue City University Park State TX Zip 75205

Phone 214 546 5097 Fax _____ Email _____ Cell _____

Key Contact: Jo Staffelbach Heinz

Phone 214-452-1283 Fax _____ Email jheinz@dlrgroup.com Cell 214-725-7575

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

SIGNATURE Nancy Carlson

Print or Type Name: Nancy Carlson

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 8 day of December 2017

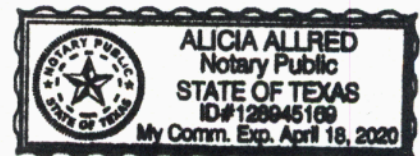
Alicia Allred Notary Public

***Letter of authorization required if signature is other than the property owner.

(For Plat Applications Only)

I waive the statutory time limits in accordance with Section 212.009 of the Texas Local Government Code.

Signature: Alicia Allred Date: 12/8/17



Total Paid: \$300

Office Use Only:
Payment Method: CA# 9507 Accepted By: Cmena

LAND USE STATEMENT

APPLICANT: Jo Staffelbach Heinz on behalf of Nancy and Clint Carlson

ADDRESS: 7045 Vassar Avenue, University Park, Texas

This is a request by Nancy and Clint Carlson for a Specific Use Permit for an eight-foot landscaped masonry wall along a portion of the frontage of Lovers Lane for Lot 2B, Block 7, 7045 Vassar Avenue, which is zoned SF-1.

The lot frontage along Lovers Lane is governed by two sets of regulations. The western half of the frontage is considered a side yard and a Specific Use Permit is not required for an eight-foot wall. However, the eastern frontage falls within the building line for 7045 Vassar Avenue and is considered a front yard. Therefore, a Specific Use Permit is required for an eight-foot masonry wall.

The purpose of the wall is to provide a measure of security and a sound buffer along Lovers Lane. The wall is part of a comprehensive program to enhance the landscaping and utilization of the estate. The lot will be combined with the lot to the south, 7037 Vassar, which is the location of the Carlson's residence.

The wall will have a smooth black stucco façade overlaid over concrete blocks. In additions, a façade greenery system of Ivy (*Hedera Helix*) will cover the wall and give it a soft natural feel. The wall will complement the adjacent properties. The property adjacent to the west has a wooden fence along Lovers Lane and the property across Vassar to the east has an evergreen shrub along Lovers Lane.