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ZCR-75-2020

**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:

- ☐ Amending Plat    ☐ Specific Use Permit    ☐ Planned Development - Development Plan  
☐ Replat    ☒ Zoning Change Request    ☐ Planned Development - Concept Plan  
☐ Final Plat    ☐ Special Sign District    ☐ 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): 6709 Preston Rd Submittal Date: \_\_\_\_\_  
Is there a previous project associated with this address/location? YES NO  
If yes, what type of Project: Existing shopping mall a part of Preston Heights subdivision survey  
Existing Zoning: General Retail Proposed Zoning: Planned Development Lots: 12-15  
Existing Use: Retail Proposed Use: Retail  
Legal Description of Subject Property (attach separate sheet if necessary) Page 3

**APPLICANT INFORMATION**

**Applicant Name:** Steve Kendall Company Carlson Consulting Engine  
Address 7068 LedgeStone Commons City Bartlett State TN Zip 38133  
Phone (901) 384-0404 Fax (901) 384-0710 Email SteveKendall@carlsonconsulting.net Cell N/A  
**Property Owner (If different from applicant):** Intercity Investment Properties, Inc.  
Address 4301 Westside Drive, Suite 100 City Dallas State TX Zip 75209  
Phone 214-520-2565 Fax 214-520-2463 Email \_\_\_\_\_ Cell \_\_\_\_\_  
**Key Contact:** Steve Kendall  
Phone (901) 384-0404 Fax (901) 384-0710 Email SteveKendall@carlsonconsulting.net Cell N/A

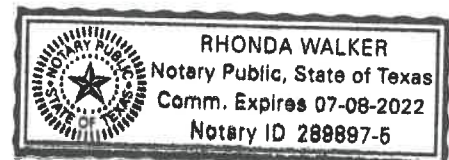
**Signature of Property Owner (Sign and Print or Type Name)**

SIGNATURE \_\_\_\_\_  
Print or Type Name: Christopher G. Jordan

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 28<sup>th</sup> day of SEPT. 2020.

Rhonda Walker 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: **\$500.00** Office Use Only: **AMEX** Accepted By: **S.P.**

**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:** Steve Kendall

**ADDRESS:** 6709 Preston Rd

Zoning change request is to allow for a drive-through. Proposed project includes demolition of approximately 1800 SF off the north end of the existing shopping center building, constructing a new exterior wall with drive-through window, and 14,504 SF of interior remodeling. Approximately 16,520 SF of exterior improvements will include new drive-through and access/bypass lanes, concrete paving, parking space restriping, new sidewalk, landscaping at the north and east sides, and limited improvements to the SW alley exit to allow for delivery truck exiting.

SURVEY LEGAL DESCRIPTION

SITUATED IN THE CITY OF UNIVERSITY PARK, COUNTY OF DALLAS AND STATE OF TEXAS AND KNOWN AS BEING LOTS 12 THROUGH 15 IN BLOCK 4 OF THE PRESTON HEIGHTS ADDITION AS SHOWN BY PLAT RECORDED IN VOLUME 1, PAGE 509 MAP RECORDS DALLAS COUNTY, TEXAS AND IS FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON REBAR WITH PLASTIC CAP MARKED "BECKWITH PLS 6689" SET AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF PRESTON ROAD, 60 FEET WIDE, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF DRUID LANE, 50 FEET WIDE;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 00°27'55" EAST A DISTANCE OF 199.97 FEET TO A MAG NAIL WITH STEEL WASHER MARKED "BECKWITH PLS 6689" SET AT THE NORTHEASTERLY CORNER OF LOT 16, BLOCK 4 IN SAID PRESTON HEIGHTS ADDITION;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 16, SOUTH 89°31'02" WEST A DISTANCE OF 155.00 FEET TO A CHISELED CROSS SET AT THE NORTHWESTERLY CORNER THEREOF LYING IN THE EASTERLY SIDELINE OF A 15 FOOT WIDE ALLEY;

THENCE ALONG SAID EASTERLY SIDELINE, NORTH 00°27'55" WEST A DISTANCE OF 199.97 FEET TO A CHISELED CROSS SET IN SAID SOUTHERLY RIGHT-OF-WAY LINE OF DRUID LANE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 89°31'02" EAST A DISTANCE OF 155.00 FEET TO THE PLACE OF BEGINNING CONTAINING 30,996 SQUARE FEET OR 0.71 ACRES OF LAND, MORE OR LESS.