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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): 2943 SMU Boulevard, Dallas TX 75205 Submittal Date: _____
Is there a previous project associated with this address/location? ☒ YES ☐ NO
If yes, what type of Project: George W. Bush Presidential Center
Existing Zoning: PD-38 Proposed Zoning: _____ Lots: _____
Existing Use: Presidential Center Proposed Use: Presidential Center, incl family cemetery
Legal Description of Subject Property (attach separate sheet if necessary) See EXHIBIT A

APPLICANT INFORMATION

Applicant Name: The George W. Bush Foundation Company _____
Address 2943 SMU Boulevard City Dallas State TX Zip 75205
Phone 214-855-4309 Fax 214-855-4346 Email gkerr@bushcenter.org Cell 214-725-8631
Property Owner (If different from applicant): SMU Corp.
Address P.O. Box 750132 City Dallas State TX Zip 75275-0132
Phone 214-768-1551 Fax 214-768-1281 Email paul.ward@smu.edu Cell _____
Key Contact: Guy Kerr, General Counsel and Secretary-The George W. Bush Foundation
Phone 214-855-4309 Fax 214-855-4346 Email gkerr@bushcenter.org Cell 214-725-8631

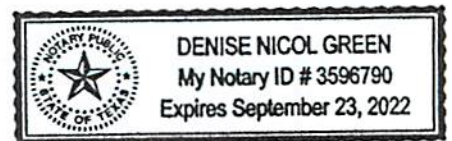
Signature of Property Owner (Sign and Print or Type Name)

SIGNATURE [Signature]
Print or Type Name: Harold W. Stanley, President, SMU Corp.

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 7 day of April 2021.

Denise Nicol Green 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:
Payment Method: **V**

Accepted By: **S.P.**

APPLICANT: The George W. Bush Foundation **ADDRESS:** 2943 SMU Boulevard, Dallas TX 75205

SEE ACCOMPANYING EXHIBITS B and C

EXHIBIT A

Description of Land

Tract 1:

Being a tract or parcel of land situated in the Joel Sykes Survey, Abstract No. 1338, City of University Park, Dallas County, Texas and being all of Lot 1, Block 1, George W. Bush Presidential Center Addition, an addition to the City of University Park according to the plat recorded in Document Number 201000252116, Official Public Records, Dallas County, Texas.

Tract 2:

Being a tract or parcel of land situated in the Joel Sykes Survey, Abstract No. 1338, City of University Park, Dallas County, Texas and being all of Lot 1, Block 2, George W. Bush Presidential Center Addition, an addition to the City of University Park according to the plat recorded in Document Number 201000252116, Official Public Records, Dallas County, Texas.

Tract 3:

Being a tract or parcel of land situated in the Joel Sykes Survey, Abstract No. 1338, City of University Park, Dallas County, Texas and being all of Lot 1, Block 3, George W. Bush Presidential Center Addition, an addition to the City of University Park according to the plat recorded in Document Number 201000252116, Official Public Records, Dallas County, Texas.

Tract 4:

Being a tract or parcel of land situated in the Joel Sykes Survey, Abstract No. 1338, City of University Park, Dallas County, Texas, and being part of Lot 1A, Block 1, East University Place, an addition to the City of University Park according to the plat recorded in Document Number 201000265756, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner in the east line of said Dublin Street (50' right-of-way), said rod being the northwest corner of said Lot 1A, Block 1 and the southwest corner of Lot 1, Block 3, George W. Bush Presidential Center Addition, an addition to the City of University Park according to the plat recorded in Document Number 201000252116, Official Public Records, Dallas County, Texas;

THENCE the following calls along the common line between said Lot 1A, Block 1 and said Lot 1, Block 3:

North 89° 23' 39" East a distance of 341.57 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner;

South 00° 36' 21" East a distance of 49.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner;

North 89° 23' 39" East a distance of 30.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner;

North 00° 36' 21" West a distance of 33.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner and the beginning of a tangent curve to the right;

In a northeasterly direction along said tangent curve to the right whose chord bears North 44° 23' 39" East a distance of 35.36 feet, having a radius of 25.00 feet, a central angle of 90° 00' 00", and an arc length of 39.27 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner and the end of said tangent curve to the right;

North 89° 23' 39" East a distance of 94.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner;

North 00° 36' 21" West a distance of 27.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner;

North 89° 23' 39" East a distance of 162.55 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner;

South 20° 20' 00" West a distance of 82.14 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner;

South 69° 40' 00" East a distance of 102.94 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner in the west line of U.S. Highway No. 75 (variable width right-of-way), said rod being the northeast corner of said Lot 1A, Block 1 and the southeast corner of said Lot 1, Block 3;

THENCE the following calls along the west line of said U.S. Highway No. 75:

South 16° 33' 54" West a distance of 70.60 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner;

South 18° 54' 43" West a distance of 204.82 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner;

South 23° 35' 52" West a distance of 190.22 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner;

South 33° 51' 42" West a distance of 117.08 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner;

THENCE North 56° 18' 18" West, departing the west line of said U.S. Highway No. 75, a distance of 257.62 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner;

THENCE South 78° 46' 38" West a distance of 28.75 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner;

THENCE South 33° 41' 35" West a distance of 125.81 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner;

THENCE North 56° 13' 22" West a distance of 38.08 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner and the beginning of a non-tangent curve to the left;

THENCE in a northerly direction along said non-tangent curve to the left whose chord bears North 26° 18' 36" East, a distance of 16.93 feet, having a radius of 89.08 feet, a central angle of 10° 54' 19", and an arc length of 16.96 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner, said rod being the end of said non-tangent curve to the left and the beginning of a compound curve to the left;

THENCE in a northerly direction along said compound curve to the left whose chord bears North 03° 16' 55" West a distance of 184.55 feet, having a radius of 225.64 feet, a central angle of 48° 16' 41", and an arc length of 190.13 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner, said rod being the end of said compound curve to the left and the beginning of a compound curve to the left;

THENCE in a northwesterly direction along said compound curve to the left whose chord bears North 59° 00' 48" West a distance of 109.05 feet, having a radius of 104.08 feet, a central angle of 63° 11' 05", and an arc length of 114.78 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner and the end of said compound curve to the left;

THENCE South 89° 23' 39" West a distance of 49.15 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner in the east line of said Dublin Street;

THENCE North 00° 36' 21" West along the east line of said Dublin Street a distance of 294.00 feet to the **POINT OF BEGINNING**, containing 310,863 square feet or 7.1364 acres, more or less.

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
10/18/2010 09:41:21 AM
\$40.00



A handwritten signature, likely of John F. Warren, the County Clerk, is written in black ink over the seal.

201000267184

EXHIBITS B and C—Land Use Statement

CITY OF UNIVERSITY PARK, TEXAS COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION

APPLICANT: The George W. Bush Foundation

ADDRESS: 2943 SMU Boulevard, Dallas, TX 75205

LAND USE STATEMENT:

In March 2010, the City of University Park adopted Ordinance No. 10/08 amending the Comprehensive Zoning Ordinance and Map of the City to grant Planned Development District No. 38 (PD-38) for The George W. Bush Foundation (Foundation or Applicant) for the property described therein and for the additional tracts described in Ordinance No. 10/30 adopted in September 2010.

Pursuant to Ordinance No. 10/08, the Foundation's concept site plan was approved for the property in PD-38 to be used for a "Presidential Center" and other permitted uses as provided in the Ordinance. Subsequently, the Foundation filed a detailed site plan for the property which was approved by the City and the George W. Bush Presidential Center (the Bush Center) containing the Presidential Library and Museum was constructed and opened in April 2013.

In 2018, after the burial of Mrs. Barbara Bush at the George H.W. Bush presidential library site at Texas A&M University, President and Mrs. George W. Bush decided they would like to be laid to rest at the site of the Bush Center at SMU and subsequently started developing plans to make this possible. During that process, the Foundation learned that a state legislative exemption is necessary to establish a private family cemetery and such legislation is in the process of being obtained. Similar legislation was passed in 1995 for the George H.W. Bush library and cemetery at Texas A&M.

As information, other than President Johnson, all seven (7) Presidents who have died since President Kennedy in 1963 have been buried at the site of their respective presidential libraries and/or museums.

APPLICANT REQUEST:

Applicant is requesting that the City of University Park (1) amend the permitted uses of the property subject to PD-38 in Section 2.B. of Ordinance No. 10/08 to include the establishment and use of a private family cemetery at the site of the Bush presidential library and museum and (2) approve the conceptual site plan for the cemetery, as shown in the accompanying **Exhibit C documents**, which is to be located within the enclosed outside area known as the Rose Garden next to the Oval Office space in the museum.

Applicant is further requesting, based on the adequacy of the conceptual site plan due to the nature and location of the proposed improvements and the detailed provisions and history of PD-38, that (1) the planning and zoning commission recommend a waiver of the requirement of a detailed site plan (as permitted by Section 9.5.3.A. of the City of University Park Zoning Ordinance) and (2) the city council approve such waiver at the same time it acts on the conceptual site plan.

EXHIBITS B and C—Land Use Statement

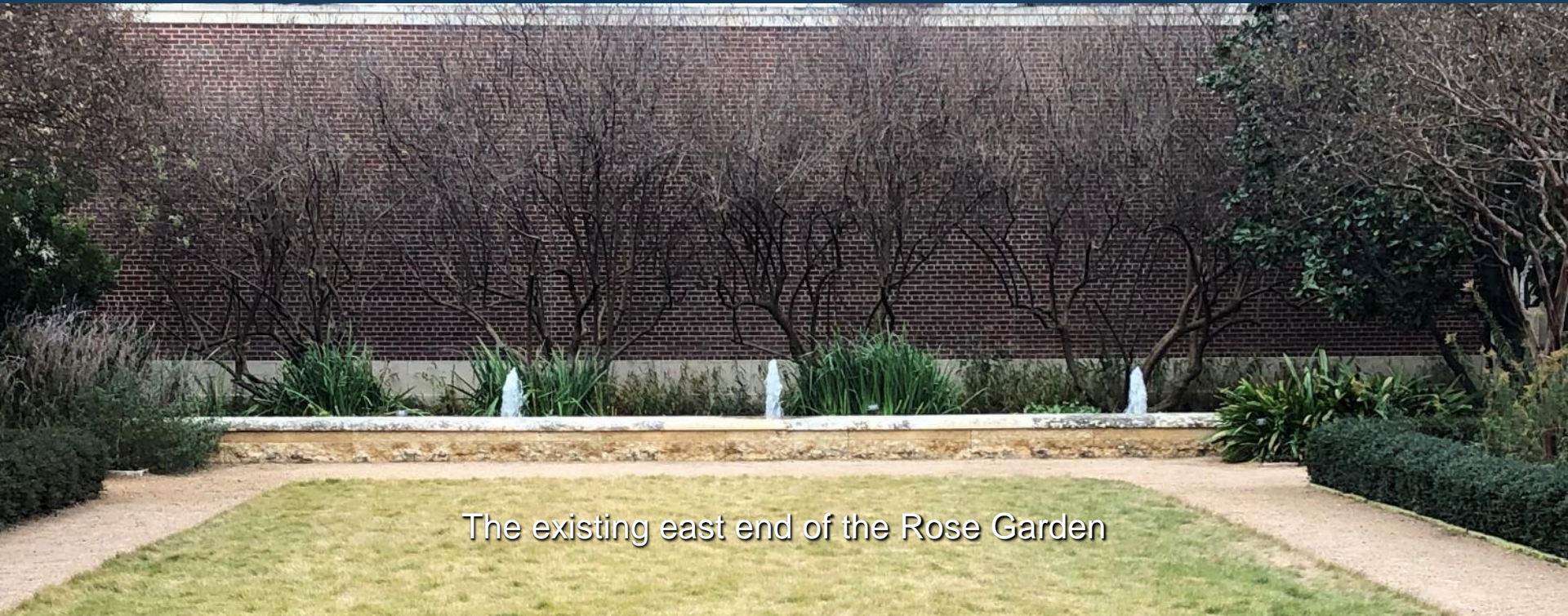
EXHIBIT C---see accompanying documents that follow for the conceptual site plan—existing and proposed.

Existing Conditions



GEORGE W. BUSH
PRESIDENTIAL CENTER
★ ★ ★

The
Rose
Garden



The existing east end of the Rose Garden

Existing Conditions





Memorial Terrace and Meditation Court - Birdseye View