ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF UNIVERSITY PARK, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 25 "PD-25" BY APPROVING AN AMENDED DETAILED SITE PLAN FOR A PORTION OF PD-25 FOR THE HIGHLAND PARK HIGH SCHOOL SOFTBALL FIELD; AUTHORIZING ADDITION OF A BUILDING FOR A DRESSING OR STORAGE ROOM AND COVERED BATTING CAGE; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the City Council of the City of University Park have given the requisite notices and conducted the public hearings required by law, and the City Council is of the opinion and finds that the Detailed Site Plan for a portion of PD-25 should be amended as requested; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF UNIVERSITY PARK, TEXAS:

SECTION 1. That an amended Detailed Site Plan for the existing softball field site, in the form required by Section 9.5.3 of the Comprehensive Zoning Ordinance of the City of University Park, Texas, to authorize a dressing or storage room and covered batting cage for the Highland Park Independent School District ("HPISD"), attached hereto as Exhibit "A" and made a part hereof for all purposes, the same as if fully copied herein, is hereby approved in all respects.

SECTION 2. That the approval of the amended Detailed Site Plan is subject to the following special conditions:

A. Development of the site shall be in accordance with the approved amended Detailed Site Plan (Exhibit "A"), all conditions of the ordinance approving PD-25 and all conditions of previous ordinances amending PD-25 or the approved detailed site plan, except as amended hereby, and all other provisions of the Comprehensive Zoning Ordinance of the City of University Park that are applicable;

B. The improvements are described as a 2,970 square feet metal building, 33' wide by 90' long, which will include a covered batting cage and a 20' by 33' dressing or storage room.

C. The building will be set back 21' from the west property line and 19.6' from the north property line.

D. A construction fence around the site will be required during construction.

E. A full-time point of contact will be provided by the HPISD to answer questions and complaints during construction.

F. HPISD and its contractors shall observe construction hours from 7:00 a. m. to 6:00 p. m., Monday-Saturday, and as limited by the University Park Code of Ordinances.

G. All workers on site during construction must submit to background checks as part of the contractors' responsibility.

H. Debris, excavation spoils, and construction materials haul and delivery routes must be approved in writing by the Director of Public Works or his designee.

SECTION 3. All ordinances of the City of University Park in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase, or section of this ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part decided to be invalid, illegal, or unconstitutional.

SECTION 5. Any person, firm or corporation violating any of the provisions of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, shall be deemed guilty of a misdemeanor and, upon conviction in the municipal court of the City of University Park, Texas, shall be punished by a fine not to exceed the sum of two thousand dollars ($2,000.00) for each offense, and each and every day any such violation shall continue shall be deemed to constitute a separate offense.

SECTION 6. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

DULY PASSED by the City Council of the City of University Park, Texas, on the ____ day of _____2026.

APPROVED:

_____

TOMMY STEWART, MAYOR

ATTEST:

_____

CHRISTINE GREEN, CITY SECRETARY

APPROVED AS TO FORM:

_____

CITY ATTORNEY

EXHIBIT A

GENERAL NOTES

1. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF UNIVERSITY PARK SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
3. ALL WORK SHALL CONFORM TO THE CITY OF UNIVERSITY PARK SPECIFICATIONS, STANDARDS AND DETAILS.
4. IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
5. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTACT UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
6. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
7. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF DALLAS ENGINEERING DEPARTMENT FOR REVIEW.
11. THE SANITATION CONTAINER SCREENING WALLS, GATE AND PAD SITE SHALL BE IN PROPER WORKING ORDER.
12. THE PROPOSED LIGHTING FOR THE SUBJECT PROPERTY SHALL BE IN CONFORMANCE WITH THE LIGHTING AND GLARE REGULATIONS AS SPECIFIED BY THE CITY OF UNIVERSITY PARK CODE OF ORDINANCES.
13. THE SITE SHALL CONFORM TO THE CITY OF UNIVERSITY PARK STORM WATER MANAGEMENT ORDINANCE.
14. ANY PAVEMENT DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY CONTRACTOR TO MEET OR EXCEED EXISTING CONDITIONS.

UTILITY NOTE:

UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE MAPS AND RECORDS AND THEREFORE, THEIR LOCATIONS ARE APPROXIMATE ONLY. ELEVATIONS SHOWN ARE BASED ON FIELD MEASUREMENTS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

GLENN ENGINEERING
TEXAS REGISTRATION NUMBER: F-303
PHONE 972-717-5151 FAX 972-717-2176
4550 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

STATE OF TEXAS — MIKE GLENN — 35524 — LICENSED PROFESSIONAL ENGINEER
It is not approved for construction unless signed and sealed.
Mike Glenn, P.E. 35524 on December 15, 2025

OVERALL SITE PLAN

HIGHLAND PARK ISD
SOFTBALL BATTING CAGE AD STORAGE BUILDING PROJECT
CITY OF UNIVERSITY PARK, TEXAS

HIGHLAND PARK ISD - ADMIN OFFICE
7015 WESTCHESTER DRIVE
DALLAS, TEXAS 75205
ATTN: SCOTT DRILLETTE
TITLE: EXECUTIVE DIRECTOR OF CONSTRUCTION SERVICES

PROJECT ADDRESS:
HIGHLAND PARK SOFTBALL FIELD
3300 WENDCHESTER DRIVE
DALLAS, TEXAS 75205

0 15 30 60
Scale: 1"=30'

Revisions:		
1		

Issue Dates:	
Proposal:	12-15-2025
Permit:	12-15-2025

Scale:	As Shown
Drawn By:	R.A.H.
Checked By:	C.M.G.
Contract No.	000-000

Sheet
C03.00

Plotted: Dec 16, 2025, 11:37 PM by user: robert - Saved: 12/16/2025 by user: robert D:\Public\Bob's Projects\HIGHLAND PARK\HIGHLAND PARK HIGH SCHOOL\BIDSET\HPHS SOFTBALL SITE PLAN.dwg

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF UNIVERSITY PARK, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 25 "PD-25" BY APPROVING AN AMENDED DETAILED SITE PLAN FOR A PORTION OF PD-25 FOR THE HIGHLAND PARK HIGH SCHOOL SOFTBALL FIELD; AUTHORIZING ADDITION OF A BUILDING FOR A DRESSING OR STORAGE ROOM AND COVERED BATTING CAGE; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

DULY PASSED by the City Council of the City of University Park, Texas, on the ____ day of _____2026.

APPROVED:

_____

TOMMY STEWART, MAYOR

ATTEST:

_____

CHRISTINE GREEN, CITY SECRETARY