

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF UNIVERSITY PARK, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP, TO AMEND THE AREA OF PLANNED DEVELOPMENT DISTRICT NO. 31, COMMONLY KNOWN AS UNIVERSITY PARK CITY HALL, 3800 UNIVERSITY BOULEVARD, TO RESULT IN THE PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED; APPROVING AN AMENDED DETAILED SITE PLAN ATTACHED HERETO AS EXHIBIT "B"; 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 of the City of University Park and the City Council of the City of University Park, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and the City Council of the City of University Park is of the opinion and finds that a zoning change should be granted and that the Comprehensive Zoning Ordinance and Map should be amended; Now, Therefore,

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

SECTION 1. The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, are hereby amended by adoption of an amended detailed site plan ("site plan") of Planned Development District No. 31 (PD-31) commonly known the University Park City Hall, 3800 University Boulevard, authorizing construction of restroom facilities and adding the property delineating the footprint of such facilities to the existing area of PD-31, resulting in the new area described in Exhibit "A" attached hereto. The site plan, in multiple sheets, is attached hereto as Exhibit "B" and made a part hereof for all purposes, the same as if fully copied herein.

SECTION 2. The City Council finds that the site plan contains the data required by Section 9.5 of the Comprehensive Zoning Ordinance for a "detailed site plan." Because the site plan meets the final requirements of the zoning ordinance for this property, the Building Inspector is authorized to issue the necessary permits for construction of the improvements shown on Exhibit

“B” upon application in the usual manner.

SECTION 3. Approval of the site plan for this addition to Planned Development District No. 31 is subject to the following special conditions:

A. Development of the property shall be in accordance with the site plan approved hereby as provided in the Comprehensive Zoning Ordinance of the City of University Park. Unless otherwise defined herein, all terms used herein shall have the respective definitions assigned to them in the Comprehensive Zoning Ordinance.

B. The uses on the property shall be a government facility and related accessory land uses allowed herein and shown on the site plan.

C. Site Plan; Building Details

The configuration, location, and elevation are set out in Exhibit “B” and are adopted and made part hereof by reference.

D. Construction Hours. Unless written permission is granted by the Director of Community Development, construction work on the site is restricted to Monday through Friday from 7:00 am to 6:00 pm and 8:00 am to 6:00 pm on Saturdays but not permitted on the holidays listed in the ordinances of the City.

SECTION 4. All ordinances of the City of University Park in conflict with the provisions of this ordinance or the Comprehensive Zoning Ordinance as amended hereby are hereby repealed.

SECTION 5. 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, and the same shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 6. Any person, firm or corporation violating any of the provisions or terms of this ordinance or of the Comprehensive Zoning Ordinance, as amended hereby, shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of University

Park, Texas, as heretofore amended, and upon conviction 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 such a violation is continued shall be deemed to constitute a separate offense.

SECTION 7. 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 October 2025.

APPROVED:

TOMMY STEWART, MAYOR

ATTEST:

CHRISTINE GREEN, CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY

EXHIBIT "A"

CITY HALL TRACT

1.3387 Acres Part of Block 8

University Park Estates

John Scurlock Survey, Abstract No. 1351 City of University Park, Dallas County, Texas

Being a tract of land situated in the John Scurlock Survey, Abstract No. 1351, City of University Park, Dallas County, Texas, and being part of the "Second Tract" of land conveyed to the City of University Park by deed recorded in Volume 1299, Page 331, part of Block 8, University Park Estates, an addition to the City of University Park according to the plat recorded in Volume 2, Page 189, Map Records of Dallas County, Texas, as conveyed to the City of University Park by deed recorded in Volume 2512, Page 107, and being more particularly described as follows:

BEGINNING at chiseled "X" in concrete set for corner at the intersection of the northwesterly line of Haynie Avenue (a 50' right-of-way) with the north line of University Boulevard (a variable width right-of-way);

THENCE South 89° 21' 16" West along the north line of said University Boulevard, passing the southeast corner of said Block 8, continuing along the north line of said University Boulevard and along the south line of said Block 8 a distance of 193.75 feet to a point for corner;

THENCE North 00° 38' 44" West departing the north line of said University Boulevard and the south line of said Block 8, a distance of 16.15 feet to a point for corner;

THENCE North 11 ° 27' 08" East a distance of 90.78 feet to a point for corner; **THENCE** North 78° 32' 52" West a distance of 10.17 feet to a point for corner; **THENCE** North 11 ° 27' 08" East a distance of 44.67 feet to a point for corner; **THENCE** North 78° 32' 52" West a distance of 8.00 feet to a point for corner; **THENCE** North 11° 27' 08" East a distance of 37.33 feet to a point for corner; **THENCE** South 78° 32' 52" East a distance of 8.00 feet to a point for corner; **THENCE** North 11 ° 27' 08" East a distance of 22.33 feet to a point for corner; **THENCE** South 78° 32' 52" East a distance of 3.33 feet to a point for corner; **THENCE** North 11° 27' 08" East a distance of 7.85 feet to a point for corner;

THENCE North 78° 32' 52" West a distance of 9.97 feet to a point for corner;

THENCE North 11° 27' 08" East a distance of 19.15 feet to a point for corner;

THENCE South 78° 32' 52" East a distance of 54.97 feet to a point for corner;

THENCE North 11° 27' 08" East a distance of 13.42 feet to a point for corner;

THENCE South 78° 32' 52" East a distance of 44.77 feet to a point for corner; **THENCE** North 11° 27' 08" East a distance of 28.94 feet to a point for corner; **THENCE** South 78° 32' 52" East a distance of 34.00 feet to a point for corner; **THENCE** South 11° 27' 08" West a distance of 10.13 feet to a point for corner; **THENCE** South 78° 32' 52" East a distance of 84.01 feet to a point for corner; **THENCE** South 08° 19' 34" East a distance of 31.05 feet to a point for corner; **THENCE** North 87° 03' 34" East a distance of 22.04 feet to a point for corner; **THENCE** South 78° 32' 52" East a distance of 48.89 feet to a point for corner;
THENCE South 42° 08' 58" East a distance of 17.72 feet to a point for corner in the northwesterly line of said Haynie Avenue and the southeasterly line of said "Second Tract", said point being in a non-tangent curve to the left;
THENCE in a southwesterly direction along the common line between said Haynie Avenue and said "Second Tract", and along said non-tangent curve to the left whose chord bears South 39° 17' 25" West a distance of 220.83 feet, having a radius of 741.80 feet, a central angle of 17° 07' 14", and an arc length of 221.66 feet to the **POINT OF BEGINNING** and containing 58,315 square feet or 1.3387 acres of land, more or less.

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Duly passed by the City council of the City of University Park, Texas, on the ____ day of October 2025.

APPROVED:

TOMMY STEWART, MAYOR

ATTEST:

CHRISTINE GREEN, CITY SECRETARY