

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF UNIVERSITY PARK, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF UNIVERSITY PARK, AS HERETOFORE AMENDED, FOR THE PROPERTY DESCRIBED AS LOT 1, BLOCK A, PARK CITIES BAPTIST CHURCH ADDITION, AN ADDITION TO THE CITY OF UNIVERSITY PARK, DALLAS COUNTY, TEXAS, COMMONLY KNOWN AS 3933 NORTHWEST PARKWAY, BY AMENDING PLANNED DEVELOPMENT DISTRICT NO. 29 TO AUTHORIZE A COLUMBARIUM; APPROVING AN AMENDED DETAILED SITE PLAN; 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 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 is of the opinion and finds that said 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.** That the Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, are hereby amended by approving an amended Detailed Site Plan for Planned Development District No. 29 (“site plan”) on the property described as Lot 1, Block A, of Park Cities Baptist Church Addition, an addition to the City of University Park, Dallas County, Texas, and commonly known as 3933 Northwest Parkway, the Park Cities Baptist Church.

**SECTION 2.** That the site plan, attached hereto collectively as Exhibit “A,” attached hereto and made part hereof, is hereby approved as required by Section 9.5.3 of the Comprehensive Zoning Ordinance of the City of University Park, Texas, subject to the following special conditions:

- a. The Church will construct a columbarium consisting of 1,080, 9 1/2” by 9 1/2” niches, approximately 1,945 square feet in area, constructed of masonry walls with cast stone caps, a

maximum of 8' 1" in height, with decorative fence, gates, archway approximately 11' in height, and fountains as shown on the columbarium plans, attached collectively as Exhibit "B" attached hereto and made part hereof;

- b. The columbarium will have existing trees and planting beds with evergreen shrubs, as shown on the landscape plan, Exhibit "C" attached hereto and made part hereof;
- c. The columbarium will be set back approximately 122' from the north property line (Northwest Parkway), will be set back approximately 260' from the east property line (Tulane), and will not be closer to any property line than any existing structure on the Church campus;
- d. Columbaria in Texas are regulated as cemeteries by Chapter 711 of the Texas Health & Safety Code and the provisions of that chapter, as amended from time to time, are incorporated herein by reference; this columbarium will be operated and maintained in accordance with said chapter and any rules, regulations or bylaws adopted pursuant thereto by the Park Cities Baptist Church;
- e. The property shall be developed only in conformance with the requirements of the Planned Development ordinance creating PD-29, any amendments thereto, including this one, and the approved detailed site plan, as amended;
- f. No parking of construction vehicles or equipment will be permitted on City streets. All construction-related parking shall be provided by the Church on site. If additional parking is required, the contractor shall provide off-premises parking and shuttle workers to the site;
- g. Background checks will be performed by the contractors for all construction workers prior to their working on the site. Information relating to background checks will be kept on file by the Contractor. A convicted felon or pedophile will be barred from working on the site.

**SECTION 3.** All ordinances of the City 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 or the Comprehensive Zoning Ordinance and Map, as amended hereby, 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 so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

**SECTION 5.** Any person, firm or corporation violating any of the provisions of this ordinance or the Comprehensive Zoning Ordinance and Map, 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 17th day of September 2024.

**APPROVED:**

\_\_\_\_\_  
**TOMMY STEWART, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**CHRISTINE GREEN, CITY SECRETARY**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**ROBERT L. DILLARD III, CITY ATTORNEY**

(RLD;9/13/24

4866-3439-8692, v. 1

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\_\_\_\_\_  
**MAYOR**

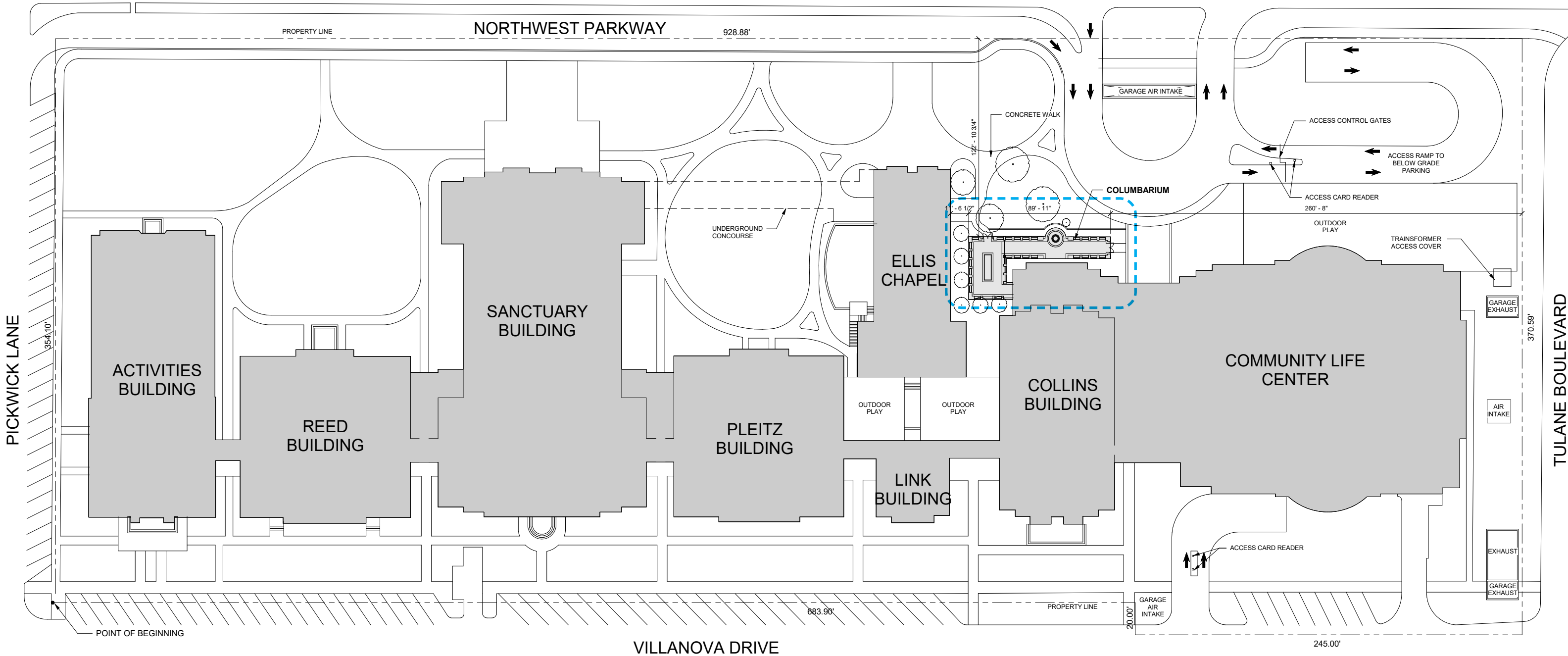
**ATTEST:**

\_\_\_\_\_  
**CITY SECRETARY**



# Exhibit "A"

NORTHWEST HIGHWAY



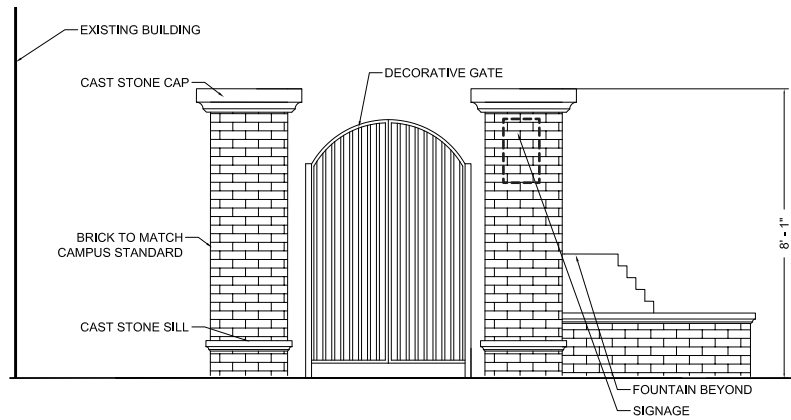
**SITE IMPERVIOUS CALCULATIONS**

TOTAL SITE AREA = 330,648 SF	
EXISTING IMPERMEABLE AREA = 193,599 SF	58.6%
PROPOSED IMPERMEABLE AREA = 195,607 SF	59.1%

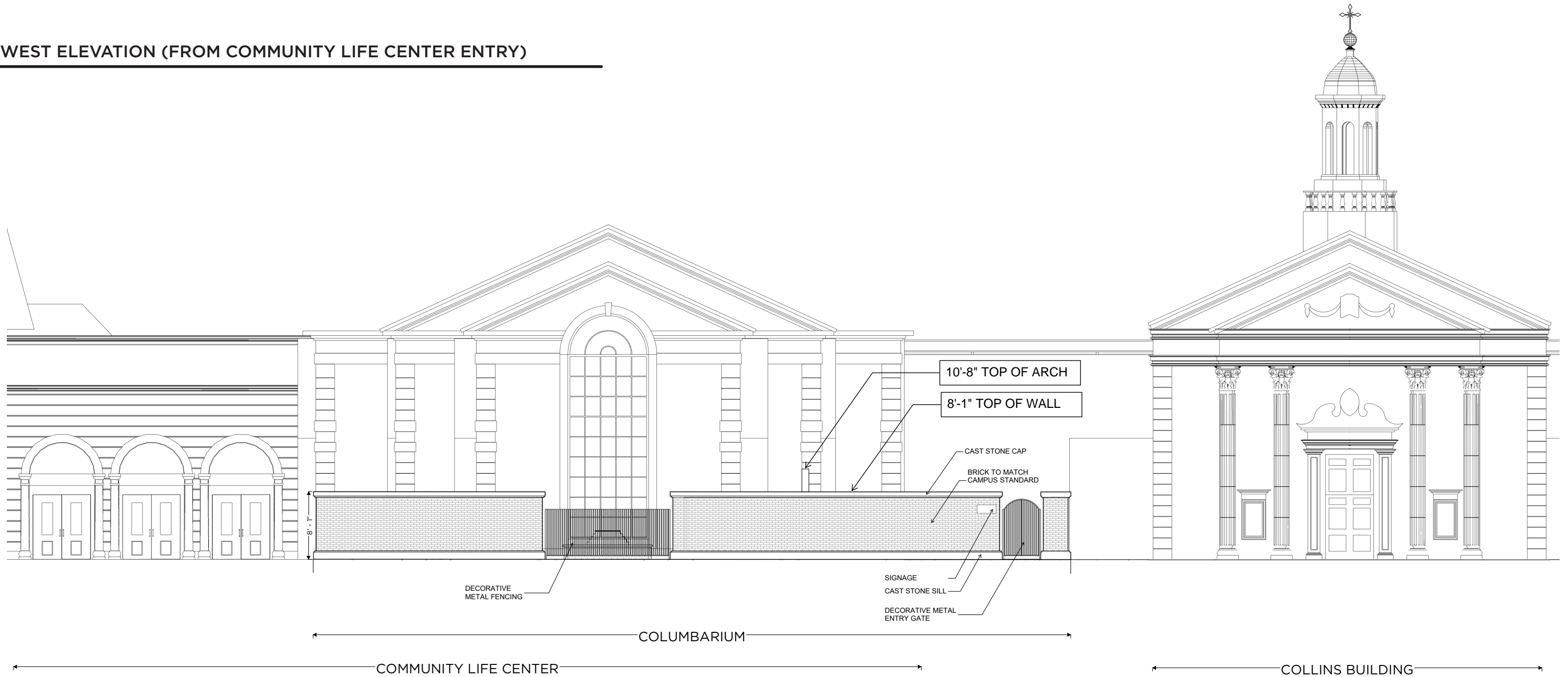
**CONCEPTUAL SITE STATISTICS**

COLUMBARIUM SF (OUTDOOR AREA)	2,008 SF
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**TOTAL PROPERTY AREA: 330,648 SF**

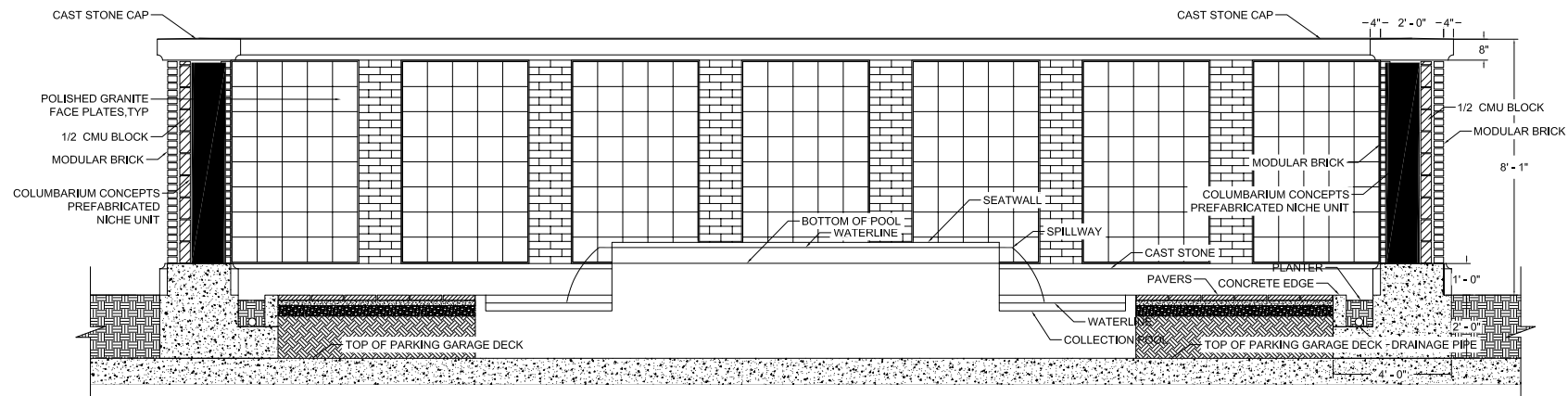


**B. WEST ELEVATION (FROM COMMUNITY LIFE CENTER ENTRY)**

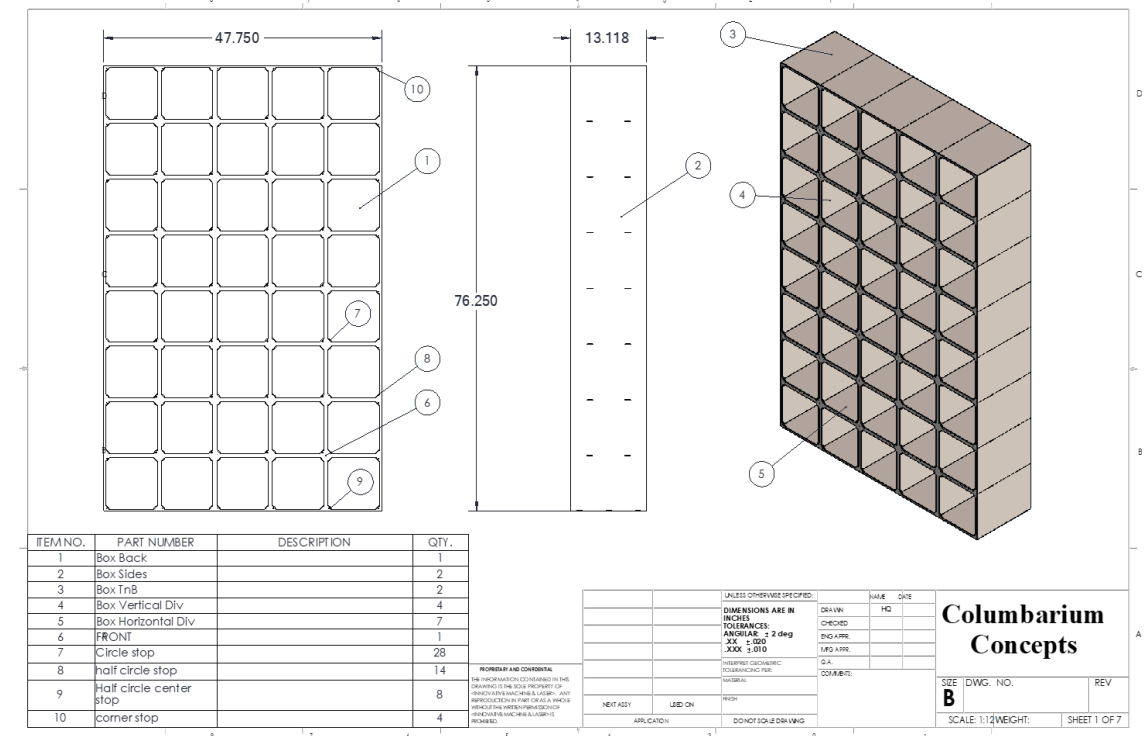


**A. SOUTH ELEVATION (FROM NORTHWEST HIGHWAY)**

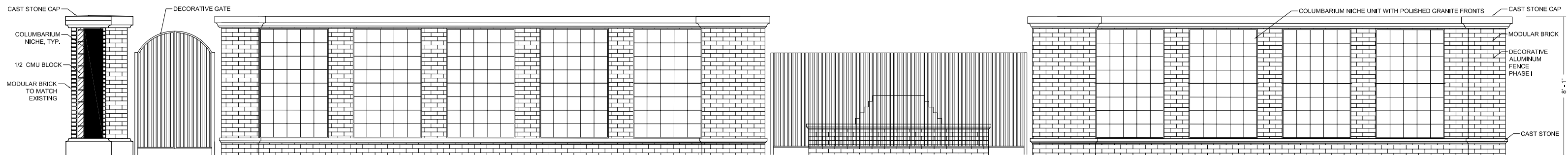




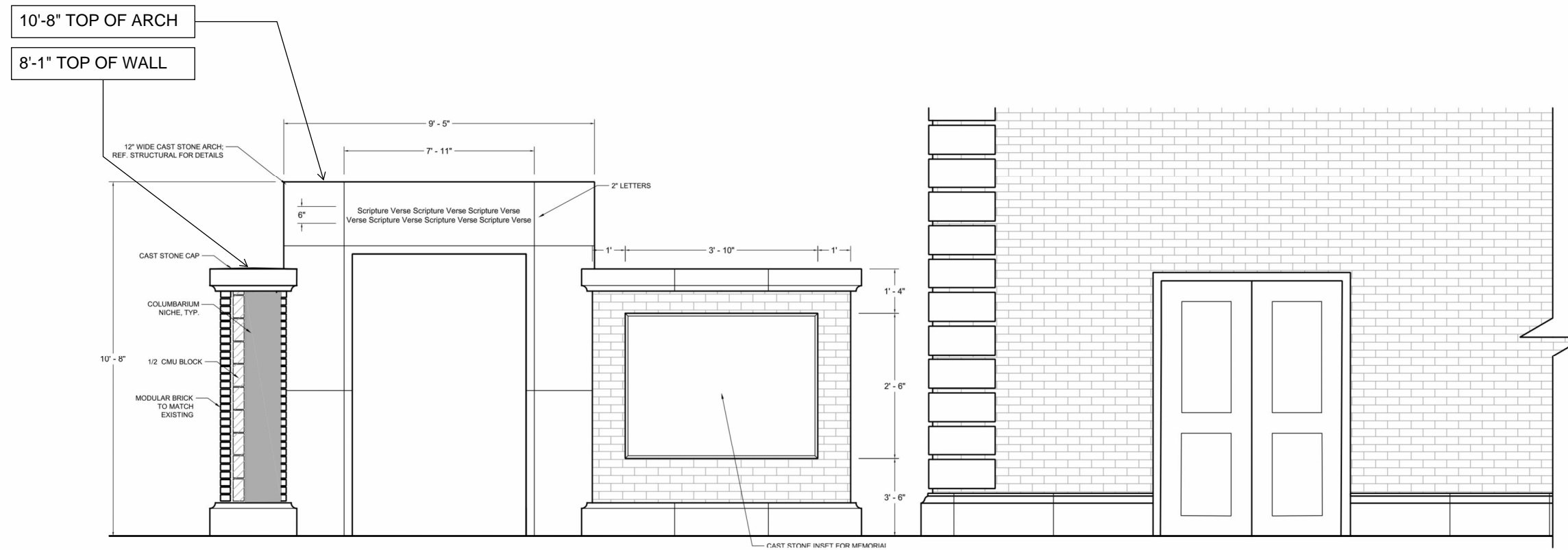
ELEVATION / SECTION A - WEST WALL



NICHE MODULE PRODUCT CUTSHEET



ELEVATION / SECTION B - NORTH WALL



A. MEMORIAL WALL WITH CAST STONE ARCH (FACING COMMUNITY LIFE CENTER WEST ENTRANCE)





CAMPUS STANDARD MODULAR BRICK BLEND AND CAST STONE



LARGE FORMAT PRECAST CONCRETE PAVERS



CONCEPT IMAGE - FOUNTAIN



SIMILAR NICHE INSTALLATION (CUSTER ROAD UNITED METHODIST CHURCH)



CONCEPT IMAGE - FOUNTAIN



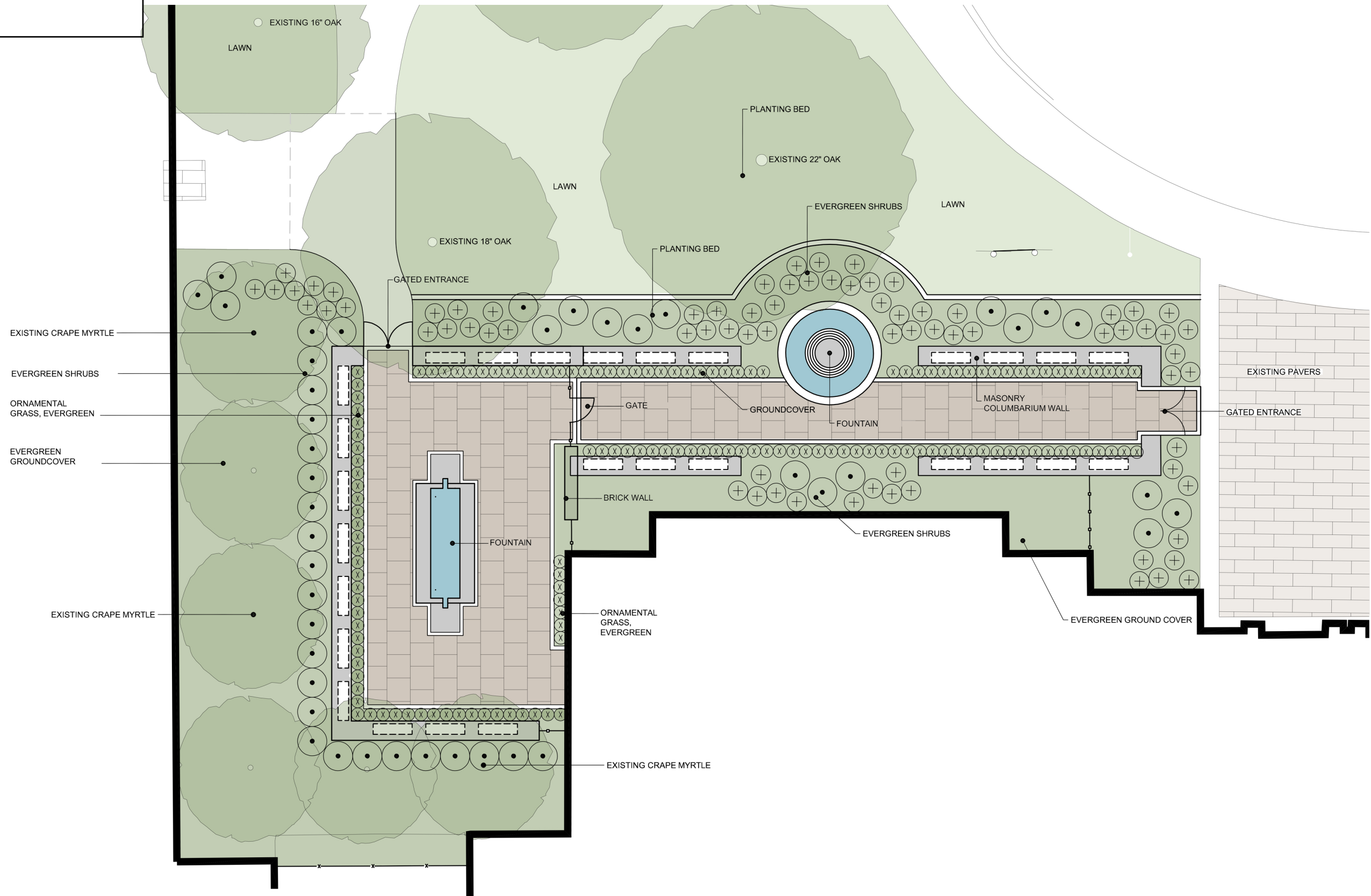




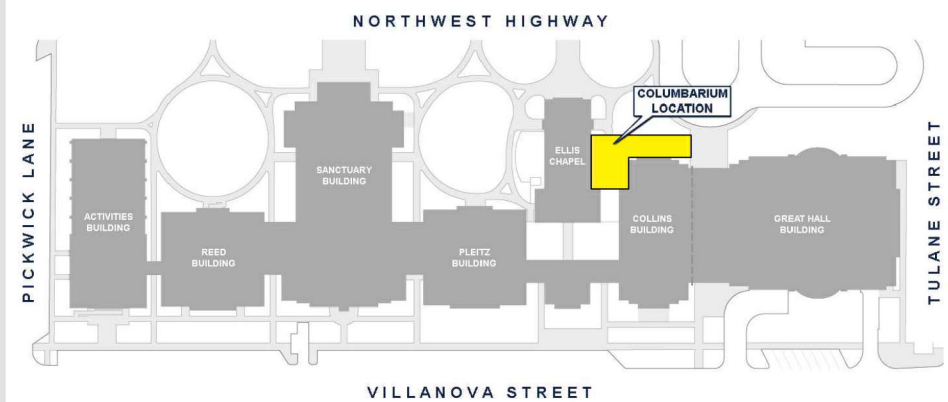
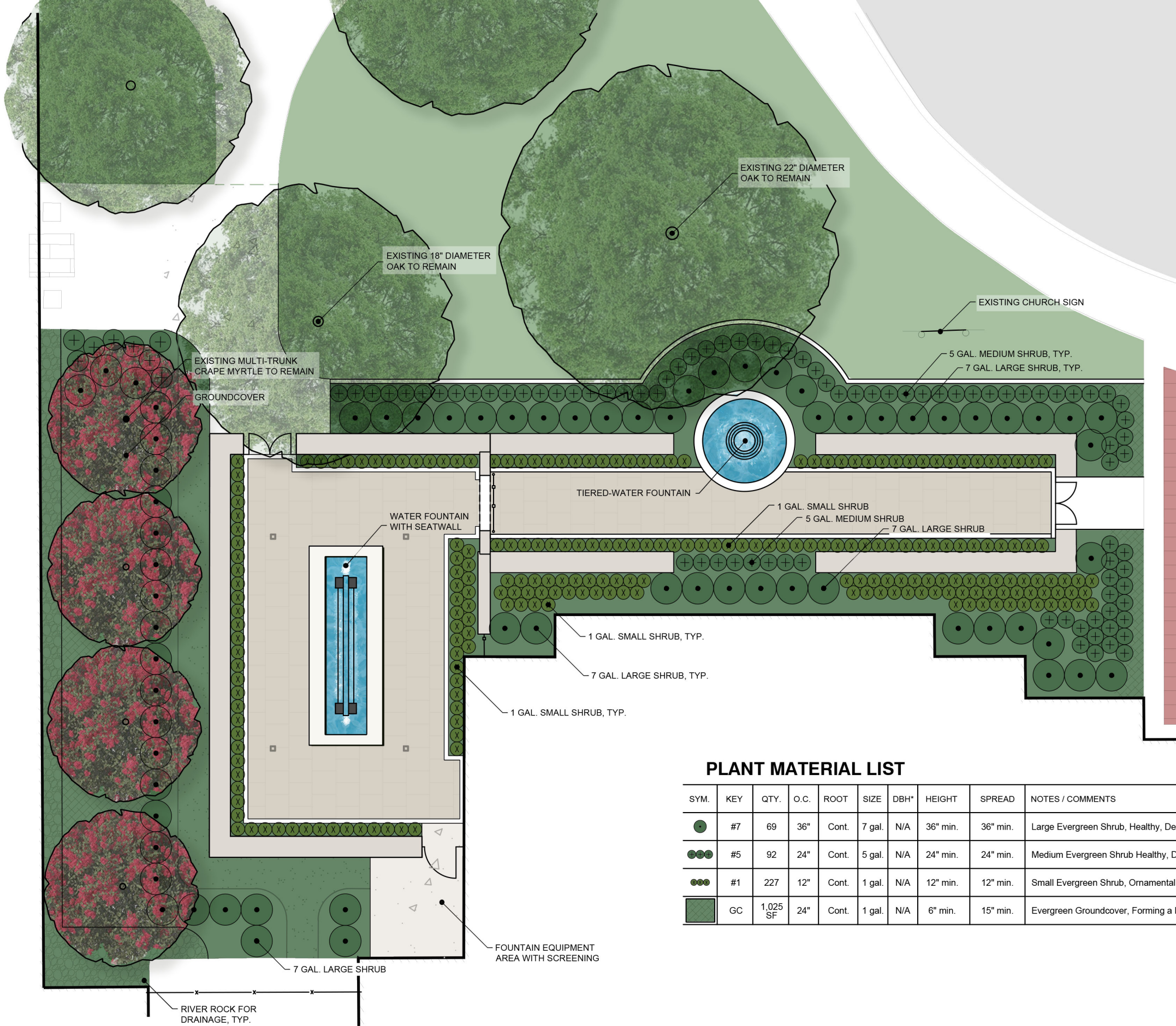




# Exhibit "C"







**KEY MAP**

**LANDSCAPE & IRRIGATION NOTE**

All existing trees classified as a "Designated Tree" per University Park standards shall be protected during construction. The proposed Memorial Garden & Columbarium will require the removal of five (5) Crape Myrtles to accommodate proposed improvements.

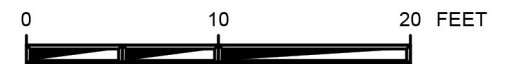
All proposed landscape areas will have automatic irrigation which will be tied into the Church's existing irrigation system. Irrigation will be designed in accordance with local and TCEQ standards.

**PLANT MATERIAL LIST**

SYM.	KEY	QTY.	O.C.	ROOT	SIZE	DBH*	HEIGHT	SPREAD	NOTES / COMMENTS
●	#7	69	36"	Cont.	7 gal.	N/A	36" min.	36" min.	Large Evergreen Shrub, Healthy, Dense Growth, Rounded Form, Branching to Ground
●●●	#5	92	24"	Cont.	5 gal.	N/A	24" min.	24" min.	Medium Evergreen Shrub Healthy, Dense Growth, Rounded Form, Branching to Ground
●●●●	#1	227	12"	Cont.	1 gal.	N/A	12" min.	12" min.	Small Evergreen Shrub, Ornamental Grass or Low-Growing Groundcover
■	GC	1,025 SF	24"	Cont.	1 gal.	N/A	6" min.	15" min.	Evergreen Groundcover, Forming a Dense Mat



**GRAPHIC SCALE**



Scale 1"=10'