

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF UNIVERSITY PARK, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 20 “PD-20” BY APPROVING AN AMENDED DETAILED SITE PLAN FOR A PORTION OF PD-20 FOR THE UNIVERSITY PARK UNITED METHODIST CHURCH; AUTHORIZING ADDITION OF A SHADE CANOPY STRUCTURE OVER THE EXISTING TODDLER PLAYGROUND; 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-20 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 (“site plan”) for Planned Development District-20 (“PD-20”), in the form required by Section 9.5.3 of the Comprehensive Zoning Ordinance of the City of University Park, Texas, is hereby approved to authorize improvements for the University Park United Methodist Church (“UPUMC”), 4024 Caruth Blvd. That the approved site plan in multiple pages is attached hereto as Exhibit "A" and made a part hereof for all purposes, the same as if fully copied herein.

SECTION 2. That the approval of the site plan is subject to the following special conditions:

A. Development of the site shall be in accordance with the approved site plan, all conditions of the ordinance creating PD-20 and all conditions of previous ordinances amending PD-20 or its 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 improvement is described as a 40’ x 28’ shade canopy structure over the existing toddler playground, as shown by the site plan;

C. The material of the canopy shall be kept in good repair, reasonable wear and tear excepted;

D. The canopy and structure shall be of the blue color shown in the renderings submitted with the application;

E. UPUMC 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;

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

G. 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:

RANDY BIDDLE, MAYOR

ATTEST:

CHRISTINE GREEN, CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY

EXHIBIT A

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DULY PASSED by the City Council of the City of University Park, Texas, on the _____ day of _____ 2026.

APPROVED:

RANDY BIDDLE, MAYOR

ATTEST:

CHRISTINE GREEN, CITY SECRETARY