

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, BY AMENDING PLANNED DEVELOPMENT DISTRICT NO. 39 ON THE PROPERTY DESCRIBED AS LOT 7, BLOCK C, COURTYARDS AT NORMANDY SOUTH, AN ADDITION TO THE CITY OF UNIVERSITY PARK, DALLAS COUNTY, TEXAS, AND COMMONLY KNOWN AS 4513 NORMANDY AVENUE; APPROVING AN AMENDED DETAILED SITE PLAN ATTACHED HERETO AS EXHIBIT "A"; 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 amending Planned Development District No. 39 (PD-39) as it applies to the property described as Lot 7, Block C, Courtyards at Normandy South, an addition to the City of University Park, Texas, Dallas County, Texas, commonly known as 4513 Normandy Avenue, by adoption of an amended detailed site plan ("site plan") authorizing installation of an inground spa and feature wall, which site plan is attached hereto in multiple sheets as Exhibit "A" 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

“A” upon application in the usual manner and payment of the required fees.

SECTION 3. Approval of the site plan for this portion of Planned Development District No. 39 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 residential only and related accessory land uses allowed herein, in the land use statement of the application adopted by reference and shown on the site plan.

C. Site Plan; Building Details

The configuration, development standards, landscaping, and special conditions of the inground spa and feature wall are summarized in Exhibit “A” and the Land Use Statement of the zoning application 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 1st day of July 2025.

APPROVED:

TOMMY STEWART, MAYOR

ATTEST:

CHRISTINE GREEN, CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY

EXHIBIT "A"

LAND USE STATEMENT: FOR ALL ZONING CHANGE REQUESTS, DEVELOPMENT PLAN/CONCEPT PLAN/DETAILED SITE PLAN REVIEWS AND SPECIFIC USE PERMITS. PLEASE PROVIDE SPECIFIC DETAILS OF THE PROPOSED PROJECT.

APPLICANT: Mark H. Webb

ADDRESS: 8080 North Central Dallas, Texas 75206

Proposed installation of in-ground spa, feature wall (associated equipment) and landscape within courtyard area of residence.

Initial preparation phase to include removal of existing paving materials beyond residence foundation and portions of existing courtyard hardscape for access to revise existing structural foundation. De-tension post tension beams, remove portions of beams and re-tension as specified by structural engineer (see Engineers plan). Install new steel reinforced concrete foundation structure for proposed spa and protection of existing perimeter beam element.

Installation of formwork, steel, plumbing and gunite of proposed spa; construct raised feature wall with cmu, and veneer using stone and decorative tile; placement of spillway feature.

Placement of associated equipment (pumps, heater, filter, and electronics) per plan with gas service to heater and electrical connection to residence service. Installation of plumbing run between spa and equipment.

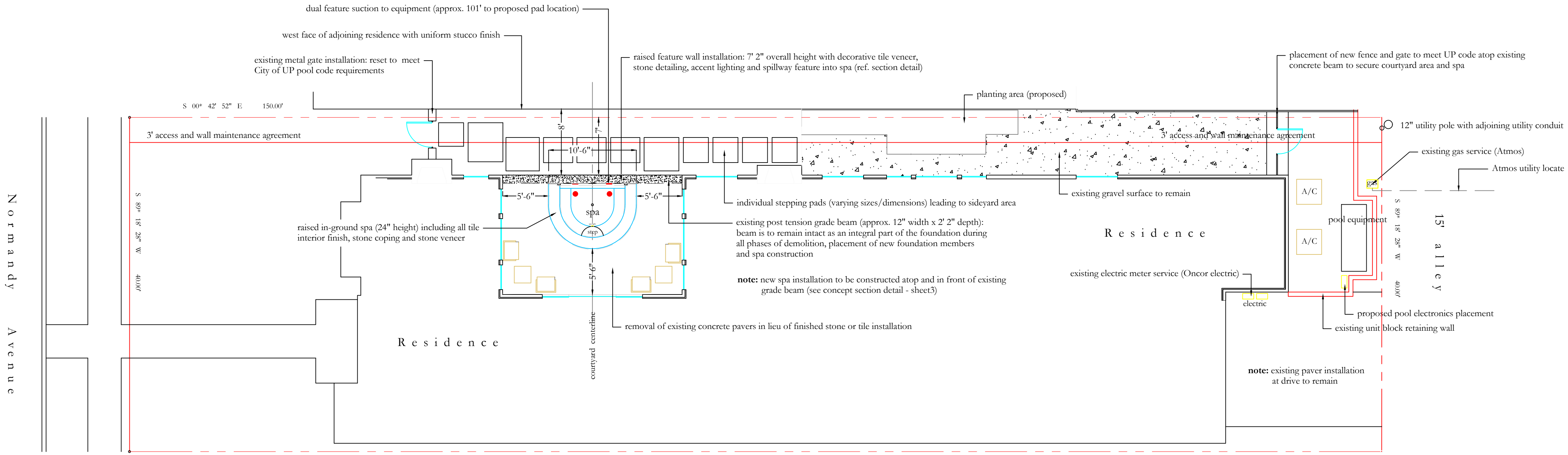
Removal of existing courtyard paving material and replace using decorative stone with banding edge detailing and field.

Installation of pathway hardscape with stepping pads for access between gated entry to covered terrace area and to rear garden areas.

Landscape installation to include relocation of (3) existing Holly trees, (3) new Eagleston holly - 100 gallon, artificial turf, and Tejas granite aggregate.

adjoining residence

note: adjoining residence structure is 1' off property limit per plat information by
CBG Surveying
12025 Shiloh Road, Suite 230
Dallas, Texas 75228
and Sendera Title (12 July, 2016)
and is used here with permission of Owner



note: Dig Tess utility locate request 2463 788 411 (16 May, 2024)
note: Dig Tess utility locate request 255 291 4996 (29 January, 2025)

Revised
Rear garden concept
The Fleischli Residence
4513 Normandy
University Park
1/8" = 1' 0"

01 April, 2025: Revision to include removal of grill element/pad, removal of decorative screening panels
note: 08 May 2025 submittal for planning and zoning review

ARTZ
LANDSCAPE DESIGNS
8080 North Central Expressway Dallas Texas

Project Name and Address	
The Fleischli Residence 4513 Normandy University Park	
Project Concept development: rev	Sheet
Date 21 March, 2025	01
Scale 1/8" = 1' - 0"	

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Duly passed by the City council of the City of University Park, Texas, on the 1st day of July 2025.

APPROVED:

TOMMY STEWART, MAYOR

ATTEST:

CHRISTINE GREEN, CITY SECRETARY