

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, SO AS TO AMEND PLANNED DEVELOPMENT DISTRICT NO. 27 (PD-27) FOR THE PROPERTY DESCRIBED AS A TRACT OF LAND OF 183.5 FEET BY 177 FEET AND 172.8 FEET BY 171 FEET IN THE JEFFERSON TILLEY SURVEY, ABSTRACT NO. 1480, CITY OF UNIVERSITY PARK, DALLAS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS 2600 WESTMINSTER, UNIVERSITY PARK, TEXAS; 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 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. That the Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, be, and the same are hereby, amended so as to grant an amendment to Planned Development District No. 27 (PD-27) so as to approve an amended detailed site plan to provide for construction of a children's playground north of the parish hall by enclosing an existing court yard of the St. Christopher Episcopal Church, on the property described as a tract of 183.5 feet by 177 feet and 172.8 feet by 171 feet in the Jefferson Tilley Survey, Abstract No. 1480, City of University Park, Dallas County, Texas, and more commonly known as 2600 Westminster, University Park, Texas.

SECTION 2. That the amended detailed site plan depicting the above-described improvements is attached hereto as Exhibit “A” and made part hereof for all purposes the same as if fully copied herein. That such site plan contains the data required by the Comprehensive Zoning Ordinance.

SECTION 3. That this Planned Development District is granted subject to the following special conditions:

(a) That the property will be developed only in conformance with the requirements of this ordinance, the Comprehensive Zoning Ordinance as amended hereby and the approved amended detailed site plan;

(b) That except as amended hereby, the detailed site plan approved by the granting of PD-27, as heretofore amended, shall remain in full force and effect; and,

(c) That the property will be used only for the purposes authorized by the Comprehensive Zoning Ordinance and PD-27, as amended.

SECTION 4. That 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 repealed.

SECTION 5. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this ordinance or the Comprehensive Zoning Ordinance as a whole, or any part or provision thereof, other than the part decided to be invalid, illegal or unconstitutional.

SECTION 6. That any person, firm or corporation violating any of the provisions or terms of this ordinance or 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, 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 such violation is continued shall be deemed to constitute a separate offense.

SECTION 7. That 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 _____ 2013.

APPROVED:

W. RICHARD DAVIS, MAYOR

ATTEST:

LIZ SPECTOR, CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY

(RLD/05-17-13/60723)

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DULY PASSED by the City Council of the City of University Park, Texas, on the ____ day of _____ 2013.

APPROVED:

MAYOR

ATTEST:

CITY SECRETARY