

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 CREATING PLANNED DEVELOPMENT DISTRICT NO. 45 ON THE PROPERTY DESCRIBED AS LOTS 12 AND 13, BLOCK 3, PRESTON HEIGHTS ADDITION, AN ADDITION TO THE CITY OF UNIVERSITY PARK, DALLAS COUNTY, TEXAS, AND COMMONLY KNOWN AS 6821 PRESTON ROAD; APPROVING A 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 creating Planned Development District No. 45 (PD-45) as it applies to the property described as Lots 12 and 13, Block 3, Preston Heights Addition, an addition to the City of University Park, Texas, Dallas County, Texas, commonly known as 6821 Preston Road, by adoption of a detailed site plan ("site plan") authorizing construction of an upscale, expensive, retail luxury diamond, jewelry, and Patek Philippe watch store, with display areas, business office, consumer maintenance and repair services, and event hosting area, on application by owner-occupant De Boule Diamonds, 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. 45 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 limited to an upscale, expensive, retail luxury diamond, jewelry, and Patek Philippe watch store, with display areas, business office, consumer maintenance and repair services, and special event hosting areas only, and related accessory land uses allowed herein as shown on the site plan.

C. Site Plan; Building Details; additional conditions.

The configuration, development standards, landscaping, and special conditions of this PD are summarized as follows and in Exhibit “A” and are adopted and made part hereof:

1. The maximum height of the building shall not exceed 47’;
2. The owner will file written agreements with businesses or other entities (HPISD) in the vicinity of the building for the provision of additional off-street valet parking for special events;
3. The owner will not be required to provide a trash dumpster for the building;
4. The second floor windows on the West side of the building will have opaque glass; and,
5. All structural development must maintain the 15’ alley/Druid Lane sight triangle.

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"

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