

**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 GRANTING A CHANGE OF ZONING FROM SINGLE FAMILY SF-4 TO UNIVERSITY CAMPUS-2 “UC-2” DISTRICT USES, FOR THE PROPERTY DESCRIBED AND DEPICTED IN EXHIBIT “A” ATTACHED HERETO; 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 (\$2,000.00) DOLLARS 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, as heretofore amended, be, and the same are hereby, amended by changing the zoning from Single Family SF-4 to University Campus-2 “UC-2” on the property described and depicted in Exhibit “A” attached hereto and made part hereof for all purposes.

**SECTION 2.** 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in conflict with the provisions of this ordinance or the Comprehensive Zoning Ordinance as amended hereby, are hereby repealed.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 3.** 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 4.** 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 (\$2,000.00) Dollars for each offense, and each and every day such a violation is continued shall be deemed to constitute a separate offense.

**SECTION 5.** 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:**

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**W. RICHARD DAVIS, MAYOR**

**ATTEST:**

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**LIZ SPECTOR, CITY SECRETARY**

**APPROVED AS TO FORM:**

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**CITY ATTORNEY**  
(RLD; 10-09-13; 62853)

**ZONING EXHIBIT  
PART OF  
BLOCKS 2 AND 5, UNIVERSITY COURT  
JOEL SYKES SURVEY, ABSTRACT No. 1338  
CITY OF UNIVERSITY PARK, DALLAS COUNTY, TEXAS**

Being a tract of land situated in the Joel Sykes Survey, Abstract No. 1338, City of University Park, Dallas County, Texas, being part of Block 2 and part of Block 5, University Court, an addition to the City of University Park, Dallas County, Texas according to the plat recorded in Volume 4, Page 303, Map Records, Dallas County, Texas and being more particularly described as follows:

**BEGINNING** at point for corner at the intersection of the east line of Airline Road (50' right-of-way) and the north line of McFarlin Boulevard (73' right-of-way), said point being the southwest corner of said Block 5;

**THENCE** North 00° 35' 14" West along the east line of said Airline Road a distance of 455.69 feet to a point for corner at the intersection of the east line of said Airline Road and the centerline of a 10' alley situated in said Block 2;

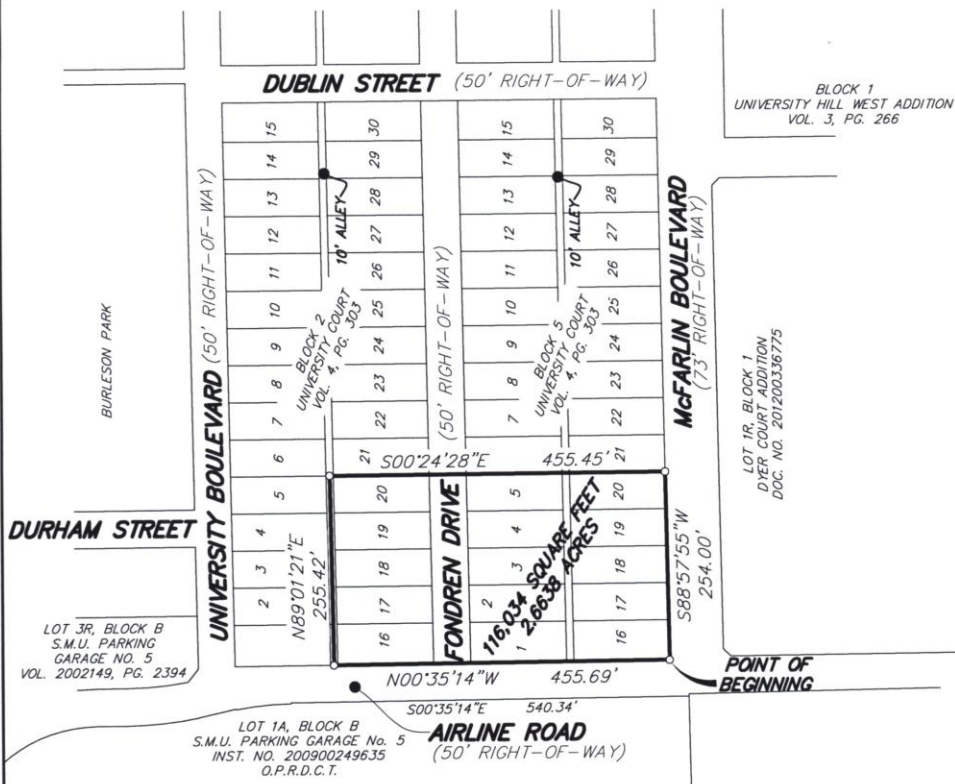
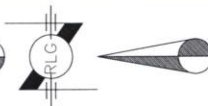
**THENCE** North 89° 01' 21" East along the centerline of said alley a distance of 255.42 feet to a point for corner;

**THENCE** South 00° 24' 28" East, departing the centerline of said alley, passing along the common line between Lots 20 and 21 of said Block 2, the common line between Lots 5 and 6 and the common line between Lots 20 and 21 of said Block 5 a distance of 455.45 feet to a point for corner on the north line of said McFarlin Boulevard;

**THENCE** South 88° 57' 55" West along the north line of said McFarlin Boulevard a distance of 254.00 feet to the **POINT OF BEGINNING**, containing 116,034 square feet or 2.6638 acres more or less.

**BASIS OF BEARINGS:** City of University Park Geodetic Control System Monument No. 17 and Azimuth Marker.

0 100 200 400  
(FEET)  
1 inch = 200 ft.



### LEGEND

..... ZONING LINE  
..... LOT LINE  
VOL. .... VOLUME  
PG. .... PAGE  
O.P.R.D.C.T. .... OFFICIAL PUBLIC RECORDS,  
DALLAS COUNTY, TX

BASIS OF BEARINGS: CITY OF  
UNIVERSITY PARK GEODETIC CONTROL  
SYSTEM MONUMENT No. 17 AND  
AZIMUTH MARKER.

RAYMOND L. GOODSON JR., INC.  
5445 LA SIERRA, STE 300, LB 17  
DALLAS, TX. 75231-4138  
214-739-8100  
rlg@rlginc.com  
TEXAS PE REG #F-493  
TBPLS REG #100341-00

## ZONING EXHIBIT

PART OF  
**BLOCKS 2 AND 5, UNIVERSITY COURT**  
JOEL SYKES SURVEY, ABSTRACT NO. 1338  
CITY OF UNIVERSITY PARK, DALLAS COUNTY, TEXAS

SCALE	1" = 200'	DATE	08-26-2013	SHEET	2 OF 2
JOB NO.	13021.10	E-FILE	13021.10ZE	DWG NO.	25,859X

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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**