

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF UNIVERSITY PARK, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP, AS HERETOFORE AMENDED, BY AMENDING THE DETAILED SITE PLAN AND SPECIAL CONDITIONS FOR PLANNED DEVELOPMENT DISTRICT NO. 23 FOR THE PROPERTY DESCRIBED AS LOT 5R, BLOCK J, SMU PARKING GARAGE NO. 3 ADDITION OF THE CITY OF UNIVERSITY PARK, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2002022, PAGE 00076, OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS; 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 said 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. 23 for Southern Methodist University, on the property described as Lot 5R, Block J, SMU Parking Garage No. 3 Addition of the City of University Park, Dallas County, Texas, according to the Plat thereof recorded in volume 2002022, page 00076, of the Plat Records of Dallas County, Texas.

SECTION 2. The Detailed Site Plan for PD No. 23 for Southern Methodist University, was heretofore adopted as part of Ordinance 99/16 as required by the Comprehensive Zoning Ordinance. The Detailed Site Plan includes the design and elevations for a Parking Garage constructed by the University at the northeast corner of Hillcrest and Daniel, commonly known as 3330 Daniel Avenue. The amended Detailed Site Plan, adding authorization for the attachment of twelve (12) cellular telephone antennas on three sides of the parking garage, attached hereto and made part hereof as Exhibit "A" is hereby approved in all respects.

SECTION 3. That the amendment of Planned Development District No. 23 hereby is subject to the following additional special conditions:

- a. That the addition of twelve (12) cellular telephone antennas on the exterior sides of the parking garage is authorized as shown on Exhibit "A", not to exceed four (4) antennas on the southwest stair tower on the each of the south and west elevations, and on the north side.
- b. The antennas will be painted to match the color and brick pattern of the building and the top of an antenna will not be above the height of the garage parapet wall.
- c. That except as amended hereby, the special conditions of PD-23, as heretofore enacted and amended, shall continue in full force and effect.

SECTION 4. All ordinances of the City of University Park in conflict with the provisions of this ordinance be, and the same 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 so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance and Map as a whole.

SECTION 6. 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 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 _____ day of _____ 2017.

APPROVED:

OLIN B. LANE, MAYOR

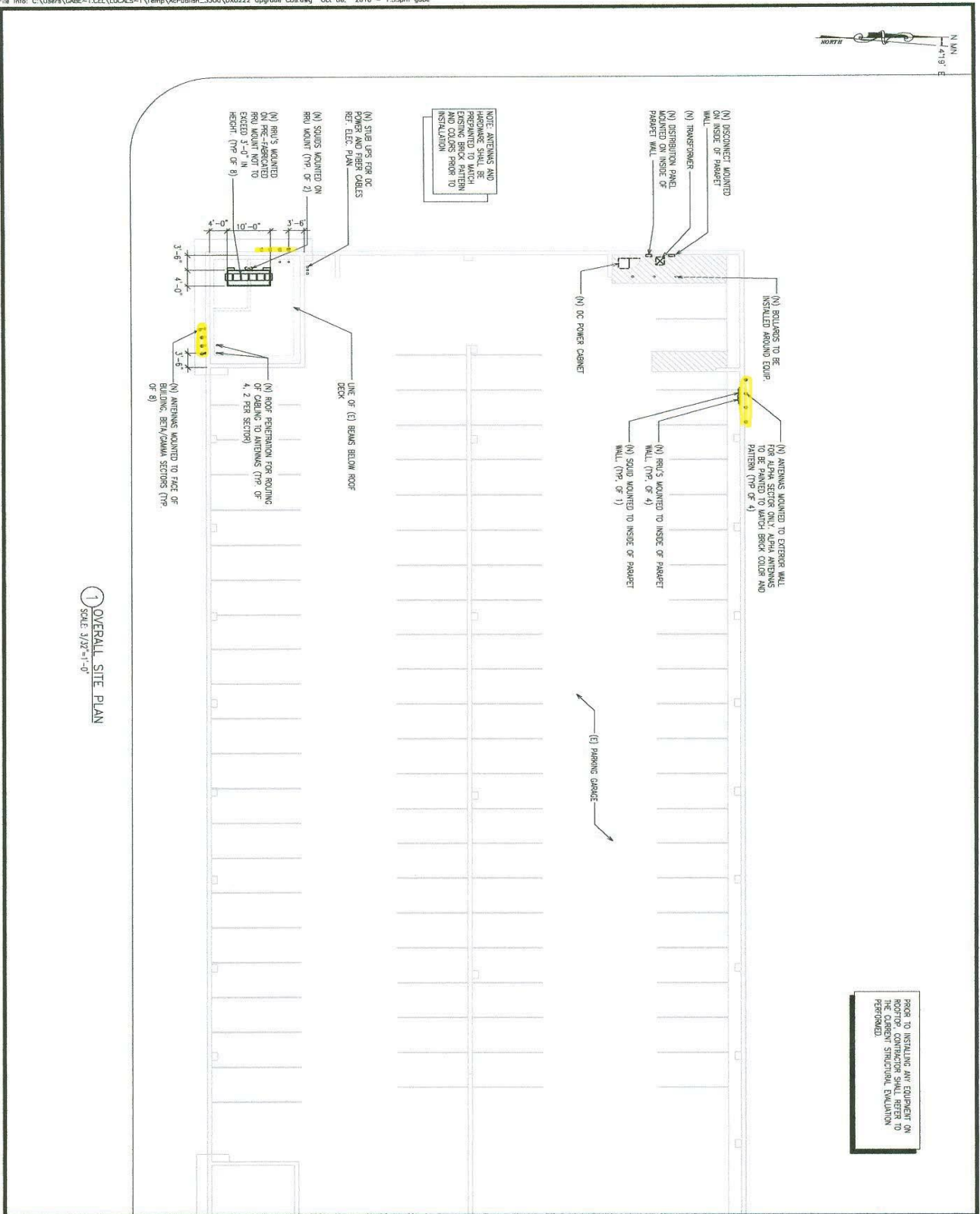
APPROVED AS TO FORM:

ATTEST:

CITY ATTORNEY
(RLD/1/11/17)
TM 82881

CHRISTINE GREEN, CITY SECRETARY

EXHIBIT “A”



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REVISIONS	DATE
ISSUED FOR REVIEW	09/04/16
ISSUED FOR REVIEW	07/22/16
ISSUED FOR REVIEW	06/01/16
ISSUED FOR REVIEW	06/09/16
ISSUED FOR REVIEW	06/21/16

CELERS GROUP

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Fax: 817.446.0377
TX Perm Reg. #1-15972

PRELIMINARY
NOT FOR
CONSTRUCTION

1801 VALLEY VIEW LANE
FARMERS BRANCH, TX 75234

SITE NAME
UNIVERSITY /
HILLCREST
SITE NUMBER
DX0222

SCALE BY
KOR
DATE
08/09/16
SCALE
1:2
DRAWING TITLE
SITE PLAN

SHEET NO.
C01

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DULY PASSED by the City Council of the City of University Park, Texas, on the _____ day of _____ 2017.

APPROVED:

MAYOR

ATTEST:

CITY SECRETARY