

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF UNIVERSITY PARK, TEXAS, APPROVING ADDITION OF A PORTION OF THE RIGHT-OF-WAY OF GLENWICK LANE, BEING A TRACT OF 9,500 SQUARE FEET (0.2181 ACRE) DESCRIBED AND DEPICTED IN EXHIBIT “A” ATTACHED HERETO, AND LOTS 7-10, BLOCK 5, PRESTON HEIGHTS ADDITION, TO PLANNED DEVELOPMENT DISTRICT 25 “PD-25”; APPROVING AN AMENDED DETAILED SITE PLAN FOR A PORTION OF PD-25 FOR THE HIGHLAND PARK HIGH SCHOOL; AUTHORIZING ADDITION OF AN INDOOR TENNIS CENTER; 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 and the City Council of the City of University Park have given the requisite notices and conducted the public hearings required by law, and the City Council is of the opinion and finds that property should be added and the Detailed Site Plan for PD-25 should be amended as requested; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF UNIVERSITY PARK, TEXAS:

SECTION 1. That the following described property is hereby added to the limits of Planned Development District 25 “PD-25”, to wit: a portion of the right-of-way of Glenwick Lane, being a tract of 9,500 square feet (0.2181 acre) described and depicted in Exhibit “A” attached hereto and made part hereof for all purposes; and, Lots 7-10, Block 5, Preston Heights Addition, an addition to the City of University Park, according to the Plat thereof recorded in Volume 1, Page 509, of the Plat Records of Dallas County, Texas, also depicted in said Exhibit “A”, and more commonly known as 4121 Glenwick Lane.

SECTION 2. That an amended Detailed Site Plan for the site, in the form required by Section 17-101 (2) of the Comprehensive Zoning Ordinance of the City of University Park, Texas, to authorize an indoor tennis center for the Highland Park Independent School

District ("HPISD"), attached hereto as Exhibit "B" and made a part hereof for all purposes, the same as if fully copied herein, is hereby approved in all respects.

SECTION 3. That the approval of the amended Detailed Site Plan is subject to the following special conditions:

A. Development of the site shall be in accordance with the approved amended Detailed Site Plan (Exhibit "B"), all conditions of the ordinance approving PD-25 and all conditions of previous ordinances amending PD-25 or the approved detailed site plan, except as amended hereby, and all other provisions of the Comprehensive Zoning Ordinance of the City of University Park that are applicable;

B. The indoor tennis center on the site shall be constructed and placed in accordance with the amended detailed site plan.

C. The height of the indoor center shall not exceed 44'6" at any point.

D. A South setback of 4'7" shall be observed from the abutting alley easement, and an East setback of 35' 4" from the East property line shall be observed, allowing for installation, during construction, of a storm sewer and a fire lane on the East side of the indoor tennis center.

E. The number of student parking spaces available in the adjacent parking garage will be reduced by six spaces and those spaces dedicated for use by persons using the indoor tennis center.

F. A construction fence around the site will be required during construction, beginning with demolition of existing improvements.

G. A full-time point of contact will be provided by the HPISD to answer questions and complaints during construction.

H. All construction vehicles shall be required to park on-site during construction.

I. HPISD and its contractors shall observe construction hours of 7:00 a. m. to 6:00 p. m., Monday-Saturday, and as limited by the University Park Code of Ordinances.

J. All workers on site during construction must submit to background checks as part of the contractors' responsibility.

K. Debris, excavation spoils, and construction materials haul and delivery routes must be approved in writing by the Director of Public Works or his designee.

SECTION 4. All ordinances of the City of University Park in conflict with the provisions of this ordinance 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.

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

ATTEST:

CHRISTINE GREEN, CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY
(RLD/2/27/17/84150)

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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

EXHIBIT "A"

RIGHT-OF-WAY ABANDONMENT PART OF GLENWICK LANE P. POPPLEWELL SURVEY, ABSTRACT No. 1145 CITY OF UNIVERSITY PARK, DALLAS COUNTY, TEXAS

Being a 9,500 square foot (0.2181 acres) tract of land situated in the P. Popplewell Survey, Abstract No. 1145, City of University Park, Dallas County, Texas, being part of Glenwick Lane (a 50' right-of-way), created by the final plat for Preston Heights, recorded in Volume 1, Page 505, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the south right-of-way line of said Glenwick Lane at the northeast corner of Lot 10, Block 5, of said Preston Heights Addition and the northwest corner of Lot 12A, Block 5, Glenwick Place Condominiums, an addition to the City of University Park, recorded in Volume 83122, Page 2021, Deed Records, Dallas County, Texas, from which a 1/2 inch iron rod found in the north line of a 15' alley bears South 00° 28' 15" East, a distance of 142.50 feet for the southeast corner of said Lot 10, and the southwest corner of Lot 11, in said Preston Heights Addition;

THENCE South 89° 31' 45" West, along the common line between said Glenwick Lane, said Lot 10, and Lots 9, 8, and the east 40' of Lot 7, of said Preston Heights Addition, a distance of 190.00 feet to a chiseled "X" in concrete found at the southwest terminus of said Glenwick Lane, on the north line of said Lot 7 and an east line of Lot 1RA, Block 4, Preston Heights Addition, an addition to the City of University Park as recorded in Volume 2003167, Page 00098, Deed Records, Dallas County, Texas, from which a chiseled "X" in concrete found in the north line of said 15' alley and the south line of said Lot 7 bears South 00° 28' 15" East a distance of 142.50 feet for the most southerly southeast corner of said Lot 1RA;

THENCE North 00° 28' 15" West, along the common line between said Lot 1RA and the terminus of said Glenwick Lane, a distance of 50.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG" found for an interior ell corner of said Lot 1RA at the northwest terminus of said Glenwick Lane;

THENCE North 89°31'45" East, along the common line between said Lot 1RA and said Glenwick Lane, a distance of 190.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG" set in said common line, from which a 1/2 inch iron rod with yellow plastic cap stamped "RLG" found at the intersection of the west line of a 15' alley and the north line of said Glenwick Lane bears North 89° 31' 45" East, a distance of 50.00 feet for the most easterly southeast corner of said Lot 1RA;

THENCE South 00° 28' 15" East, over and across said Glenwick Lane, a distance of 50.00 feet to the **POINT OF BEGINNING**, and containing 9,500 square feet or 0.2181 acres of land more or less.

BASIS OF BEARINGS: The city of University Park geodetic control system, U.P. Monument #11.

*PRELIMINARY: THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE AND
SHALL NOT BE USED OR VIEWED OR RELIED
UPON AS A FINAL SURVEY DOCUMENT.*

Brian R. Wade R.P.L.S. No. 6098
03/02/2017

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