

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF UNIVERSITY PARK, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP, AS HERETOFORE AMENDED, BY AMENDING PLANNED DEVELOPMENT DISTRICT NO. 19 FOR THE PROPERTY DESCRIBED AS LOTS 1-28, BLOCK E, UNIVERSITY ANNEX ADDITION TO THE CITY OF UNIVERSITY PARK, DALLAS COUNTY, TEXAS, BEING COMMONLY KNOWN AS 3555 GRANADA; 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 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. That the Comprehensive Zoning Ordinance and Map are amended by amending Planned Development District No. 19 ("PD-19"), for the property described as Lots 1-28, Block E, University Annex Addition to the City of University Park, Dallas County, Texas, commonly known as 3555 Granada Avenue, the Highland Park Middle School and the McCulloch Intermediate School (the "site"), and approving an amended detailed site plan (the "plan"), subject to additional special conditions, for addition of a three story classroom building on the northeast corner of the site (Building No. 3), relocation of the tennis court, reconfiguration of parking spaces, and interior renovations. This amendment affects only the portion of the site in the City; the balance of the site is

in the Town of Highland Park and the plan will be considered by the Highland Park Town Council in the manner provided by law.

SECTION 2. That the amended detailed site plan for PD No. 19, attached hereto, collectively, as Exhibit “A” and made part hereof for all purposes, is hereby approved as the detailed site plan for said Planned Development District 19, as required by Section 17-101 (2) of the Comprehensive Zoning Ordinance of the City of University Park, Texas. That the Planning and Zoning Commission has reviewed the plan and unanimously recommended its approval.

SECTION 3. That the amendment of the plan for PD-19 is subject to the following additional special conditions:

- a. All permanent improvements in this PD-19 will be constructed or placed and maintained in accordance with the plan;
- b. HPISD will provide adequate security lighting during construction of the additions shown on the plan approved hereby;
- c. The construction site will be screened with a 72” screening fence of dark green or black windscreen fabric installed on a chain link frame or of other materials approved by the Director of Community Development; all trash receptacles will be placed within the screened area;
- d. Construction activities on the site will be conducted Monday through Saturday from 7:00 a. m. to 6:00 p. m., unless special permission is granted by the Director of Public Works;
- e. Background checks will be conducted by the District’s contractors for all employees on the site prior to their working on the project, and the results of the checks provided to the District, which will retain a file of such checks; no convicted felon or pedophile will be permitted to work on the project site;
- f. That Building No. 3 shall be set back a distance of 38.96’ from Granada and 107.28’ from Key Street. Building No. 3 shall not exceed 48.8’ in height;
- g. The District shall provide 64 off-street parking spaces, plus 6 handicap spaces (including 1 van accessible space) above ground, and shall provide 177 parking spaces, plus 6 handicap spaces (including 1 van accessible space) below ground for the site;

- h. Permitted temporary uses shall include: construction management and contract administration trailer and offices; construction equipment and/or materials, containers/trailers/buildings; construction materials staging/lay-down/storage areas. Any portion of the site to be used for the temporary construction uses shall be paved with an all-weather surface (minimum 2" minus/#4 crushed stone. These temporary uses will be permitted for 30 months from the effective date of this ordinance;
- i. A full-time point of contact will be provided by HPISD to answer questions and complaints during construction;
- j. All construction vehicles shall be required to park on-site during construction;
- k. A full-time point of contact will be provided by HPISD to answer questions and complaints during construction;
- l. The issuance of a building permit is subject to review and approval of building plans for compliance with applicable city codes and ordinances; and,
- m. Except as amended hereby, the special conditions of the ordinance creating, and those of any ordinance amending, PD 19 shall remain in full force and effect.

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 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.

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 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/05/11/17; 86209)

CHRISTINE GREEN, CITY SECRETARY

PD RE-SUBMITTAL 2017.03.10

MIS / HPMS Additions and Renovations
3555 Granada Ave, Dallas TX 75205



Stantec Project #: 214000466



Stantec Architecture Inc.
3717 Legacy Drive Suite 250
Plano, TX 75024-4246
Tel: (214) 473-2400
Fax: (214) 473-2401
www.stantec.com



DRAWING INDEX - PD DOCS	
NO.	DRAWING NAME
CIVIL	
C0.10R	SITE PLAN
LANDSCAPE	
LP101R	OVERALL LANDSCAPE PLAN
LP102R	LANDSCAPE PLAN AREA A
LP103R	LANDSCAPE PLAN AREA B
ARCHITECTURE	
PD000R	COVER
PD011R	ARCHITECTURAL SITE PLAN
PD111R	OVERALL FIRST FLOOR PLAN & UNDERGROUND PARKING GARAGE
PD121R	SECOND LEVEL FLOOR PLAN
PD131R	THIRD LEVEL FLOOR PLAN
PD200R	RENDERINGS
PD201R	EXTERIOR ELEVATIONS
PD210R	STREET VIEWS SHOWING RTUS

Seal Block

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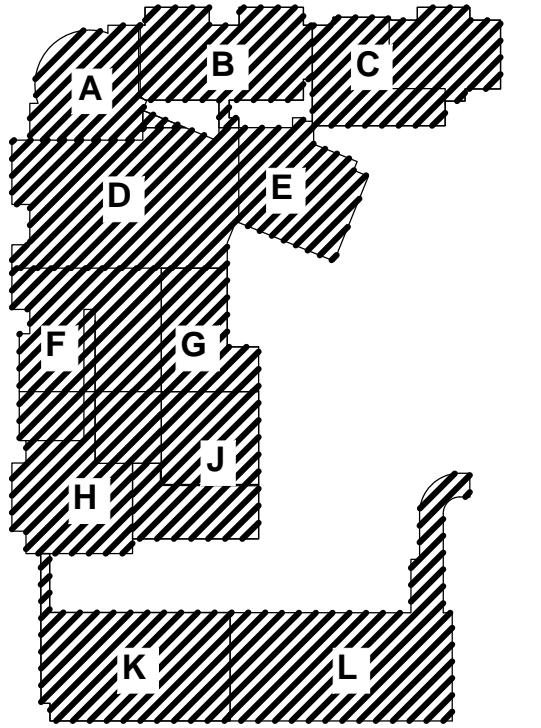
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Revision	By	Appd	YYYY.MM.DD
100% DESIGN DEVELOPMENT	Author	Approver	2017.01.27
Issued	By	Appd	YYYY.MM.DD

Title
COVER

Project No. 214000466	Scale
Revision	Drawing No.

PD000R



LEGEND

	PROPOSED BUILDING
	PROPOSED CURB
	LIMITS OF PAVEMENT SAWCUT
	PROPOSED INLET
	FIRE LANE

0 20 40 80
(FEET)
1 inch = 40 ft.

SITE DATA SUMMARY TABLE

ZONING: SINGLE FAMILY RESIDENCE - A
PLANNED DEVELOPMENT

SITE AREA:
633,049 SF
14.533 ACRES

GROSS FLOOR AREA (GFA): 202,792 SF

IMPERVIOUS AREA:

EXISTING SITE IMPERVIOUS AREAS	BUILDING - 166,181 SF PAVING - 153,329 SF TOTAL - 319,510 SF
PROPOSED SITE IMPERVIOUS AREAS	BUILDING - 202,792 SF PAVING - 151,231 SF TOTAL - 354,023 SF
TOTAL INCREASE IN IMPERVIOUS AREA	+25,794 SF

USE	FLOOR AREA
ASSEMBLY	8,390 SF
OFFICE SPACE	7,118 SF
CLASSROOM	82,012 SF
RESTROOMS	4,638 SF
STORAGE	11,152 SF
ELECT/NOF	2,128 SF

PARKING COUNT:
EXIST DEVELOPMENT: 193 SPACES + 6 HCAP (1 VAN)
PROP DEVELOPMENT:
ABOVE GROUND - 64 SPACES + 6 HCAP (1 VAN)
BELOW GROUND - 177 SPACES + 6 HCAP (1 VAN)
TOTAL SPACES - 229 SPACES + 12 HCAP (2 VAN)

PROP USE:
EDUCATIONAL USE - PARKING GARAGE, CLASSROOMS, BAND HALL AND ASSEMBLY ROOMS FOR HIGHLAND PARK INDEPENDENT SCHOOL DISTRICT

BENCHMARKS:

BM#1 - SQUARE CUT ON TOP OF CURB, SOUTH SIDE OF BINKLEY AVENUE, BETWEEN 3449 AND 3453 BINKLEY, 106' ± EAST OF THE EAST CURB LINE OF SOUTH BOUND KEY STREET. (ELEVATION = 562.35')

BM#2 - SQUARE CUT ON TOP OF CURB, CENTERED ON A 4" INLET, ON THE WEST SIDE OF KEY STREET AND 45' NORTH OF THE CENTERLINE OF NORMANDY AVENUE. (ELEVATION = 553.55')

RLG RAYMOND L. GOODSON, JR., INC.
CONSULTING ENGINEERS
5445 L.A. BERNARD DRIVE, SUITE 300 - 1B 17
DALLAS, TEXAS 75237-4138 214/739-8100
E-MAIL: rlg@rlginc.com FIRM REG. F-453

PROGRESS SET - FOR REVIEW ONLY
Issued 4/27/17

These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of:

Stephen D. Schwind P.E. #108868
Raymond L. Goodson, Jr., Inc.

SHEET NO.
C0.10

SITE PLAN

HPISD MIDDLE SCHOOL

STANTEC

CITY OF UNIVERSITY PARK, TEXAS

DESIGN	DRAWN	DATE	SCALE	XREF	FILE	NO.
RLG	RLG	4/27/17	1"=40'		16	364

JOB NO. 16364 SUBMITTAL: 95% CD

Permit-Seal

PRELIMINARY

N O R O N O R O N O

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Client/Project

Highland Park ISD

MIS / HPMS Additions and Renovations

3555 Granada Ave, Dallas TX 75205

Title

SITE PLAN

Project No.

214000466

Revision

Scale

1"=40'

Drawing No.

C0.10

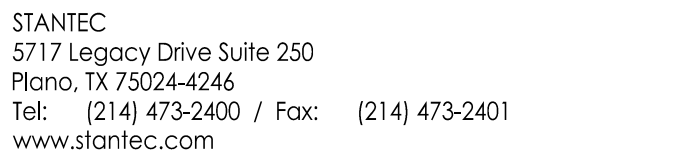


EXISTING TREE LEGEND	
 8"LO	EXISTING TREE TO BE SAVED
 0"LO	EXISTING TREE TO BE REMOVED

EXISTING TREE LEGEND	
 8"LO	EXISTING TREE TO BE SAVED
 0"LO	EXISTING TREE TO BE REMOVED



SCALE: 1" = 50'-0"



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Consultants

RAMSEY LANDSCAPE ARCHITECTS, LLC

11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889

Notes

Revision	By	Appd	YYYY.MM.DD
DESIGN DEVELOPMENT	RLA	RLA	01.27.2017
Issued	By	Appd	YYYY.MM.DD

suec

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MIS / HPMS Additions and Renovations

3555 Granada Ave, Dallas TX 75205

Title

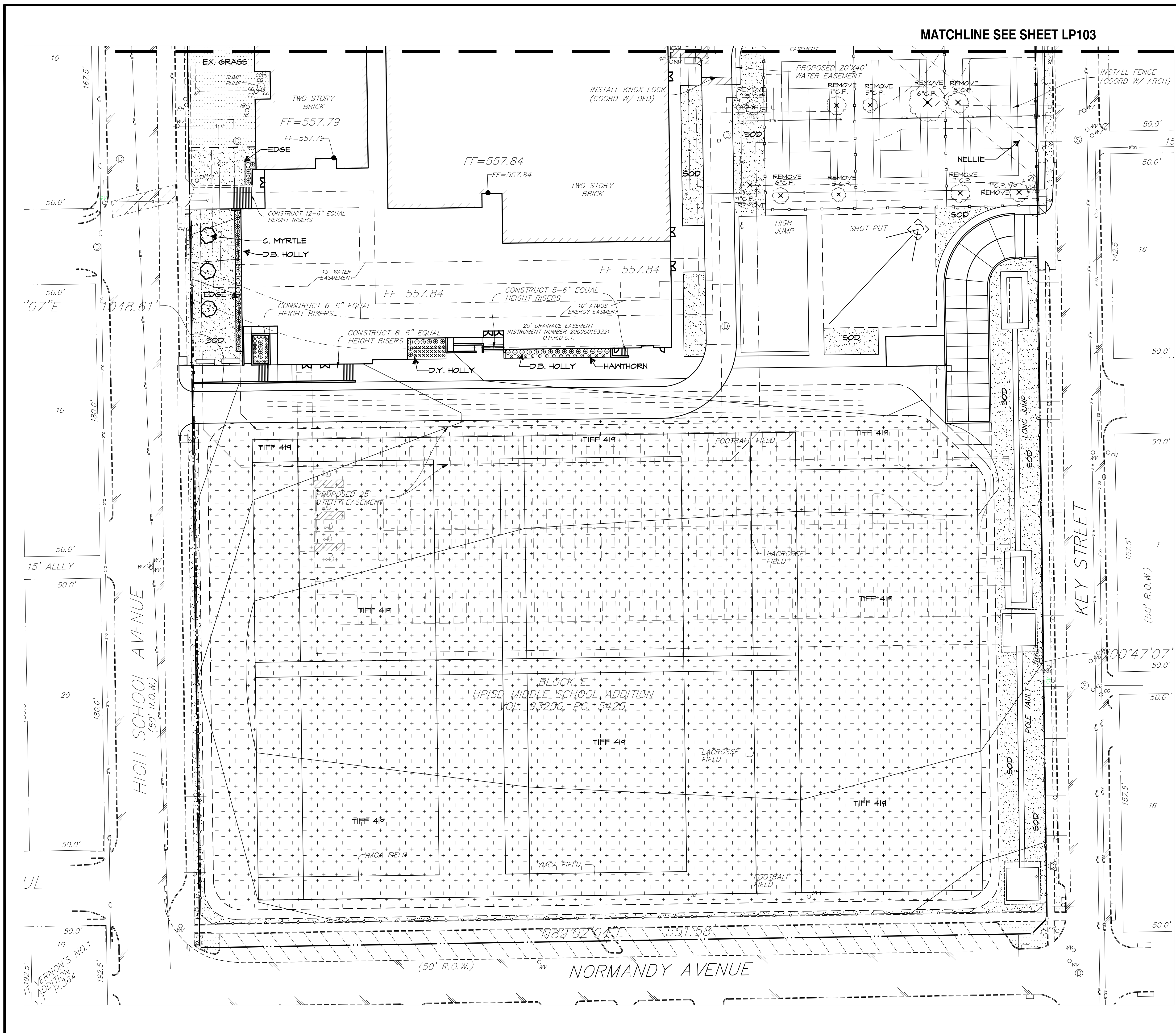
OVERALL
LANDSCAPE PLAN

Project No. _____ Scale _____

214000466 1" = 50'-0"

Revision Drawing No.

LP101R



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Notes

Revision	By	Appd	YYYY.MM.DD
DESIGN DEVELOPMENT	RLA	RLA	01.27.2017

Issued

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MIS / HPMS Additions and Renovations

3555 Granada Ave, Dallas TX 75205

Title
**LANDSCAPE PLAN
AREA A**

Project No.

214000466

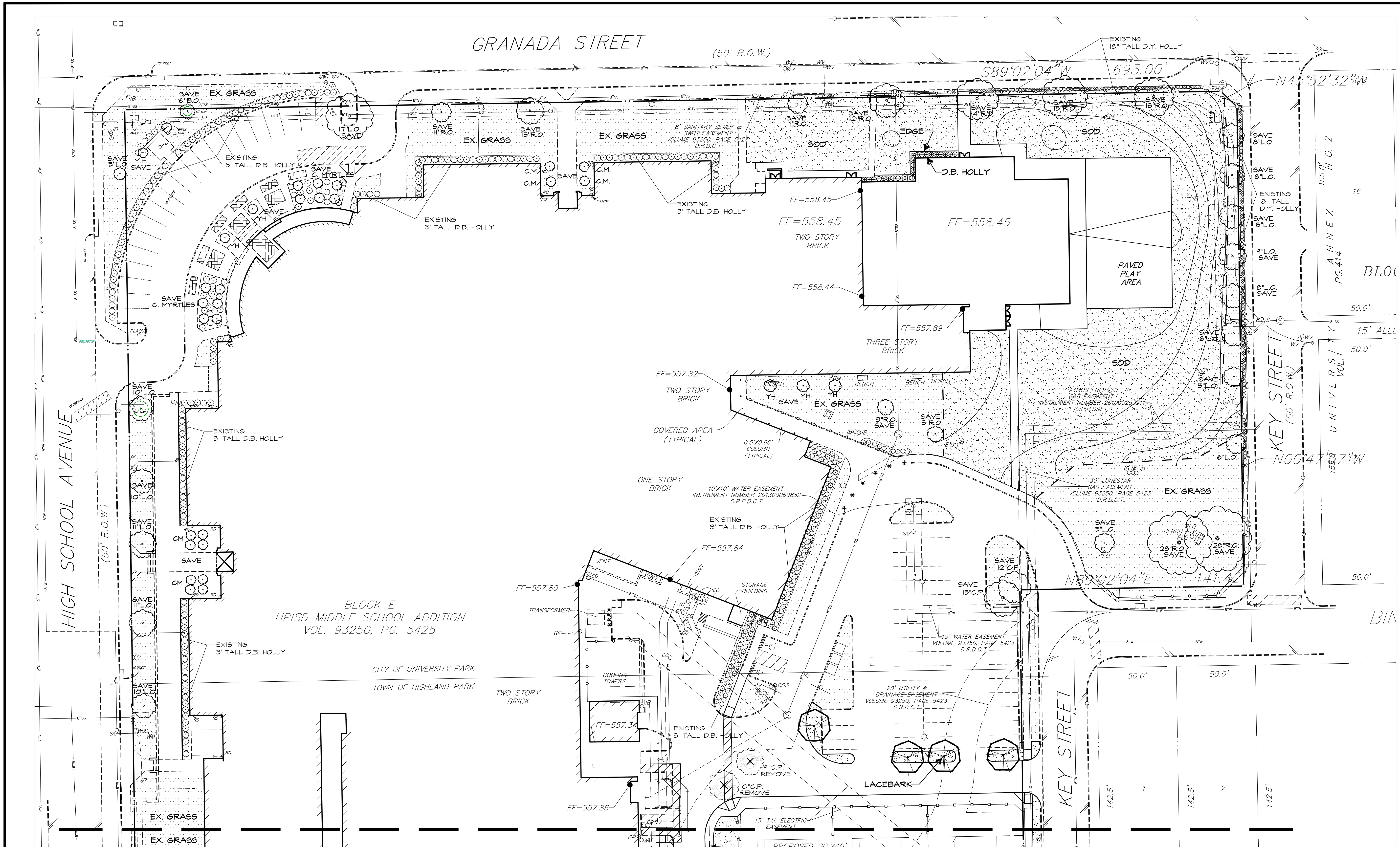
Revision

Scale

1" = 30'-0"

Drawing No.

LP102R



MATCHLINE SEE SHEET LP102

EXISTING TREE LEGEND	
	EXISTING TREE TO BE SAVED
	EXISTING TREE TO BE REMOVED

ALL NEW TREES PROPOSED ON THIS SITE SHALL HAVE A DRIP RING INSTALLED INSIDE THE TREE WELL AND BE CONNECTED TO THE ELECTRIC TREE DRIP VALVES SHOWN ON PLANS. USE TREE DRIP PIPING CHART FOR PIPE SIZING.



0 30 60
SCALE: 1" = 30'-0"



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Revision			
By	Appd	YYYY-MM-DD	
DESIGN DEVELOPMENT	RIA	RIA	01.27.2017
Issued			
By	Appd	YYYY-MM-DD	

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Highland Park ISD
MIS / HPMS Additions and Renovations
3555 Granada Ave, Dallas TX 75205
Title
LANDSCAPE PLAN
AREA B
Project No.
214000466
Scale
1" = 30'-0"
Revision
Drawing No.

LP103R

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Consultant Name

Key Plan

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Revision	By	Appd	YYYY.MM.DD
PD RE-SUBMITTAL	JC	BH	2017.03.10
Issued	By	Appd	YYYY.MM.DD

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Highland Park ISD

MIS / HPMS Additions and Renovations

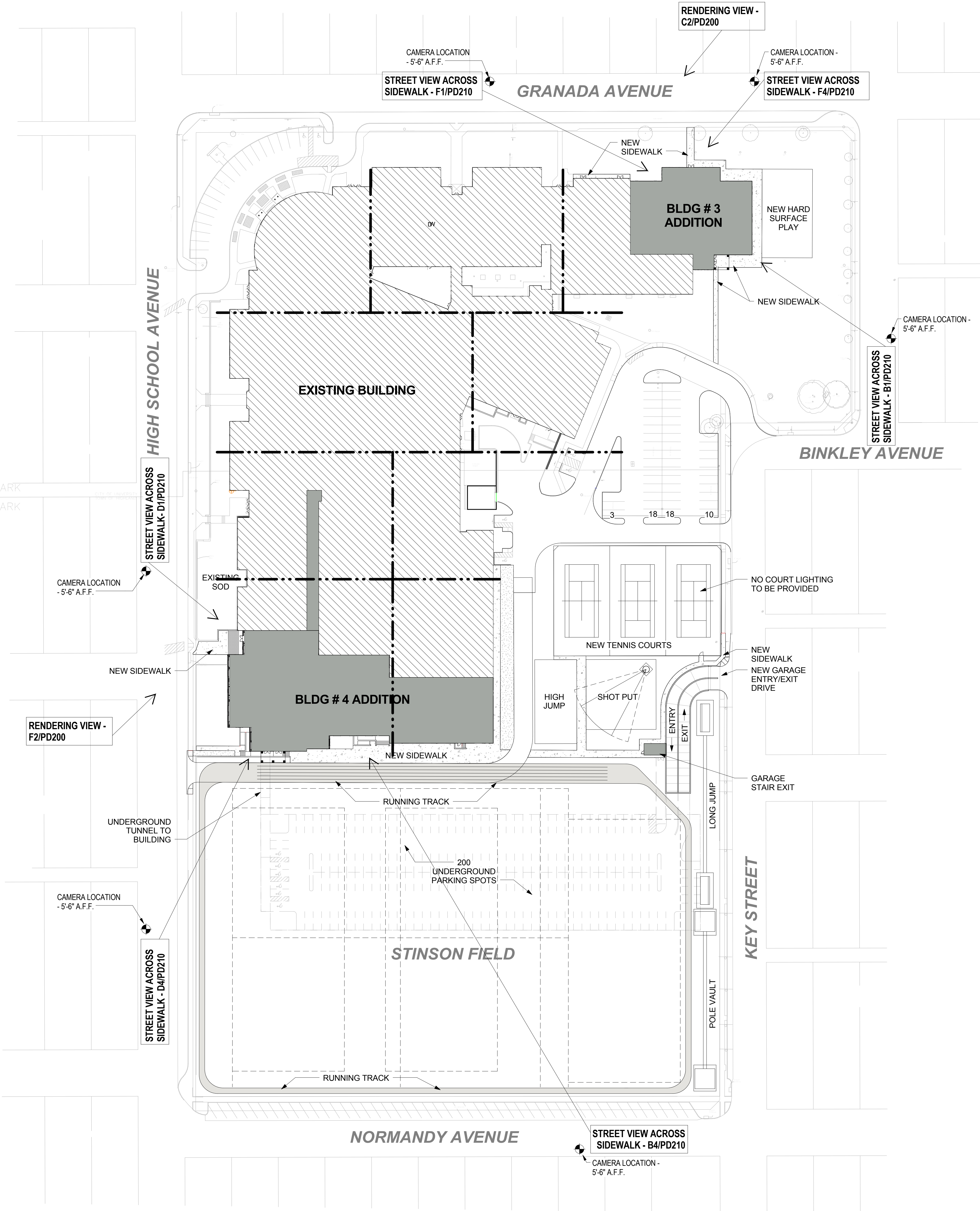
3555 Granada Ave, Dallas TX 75205

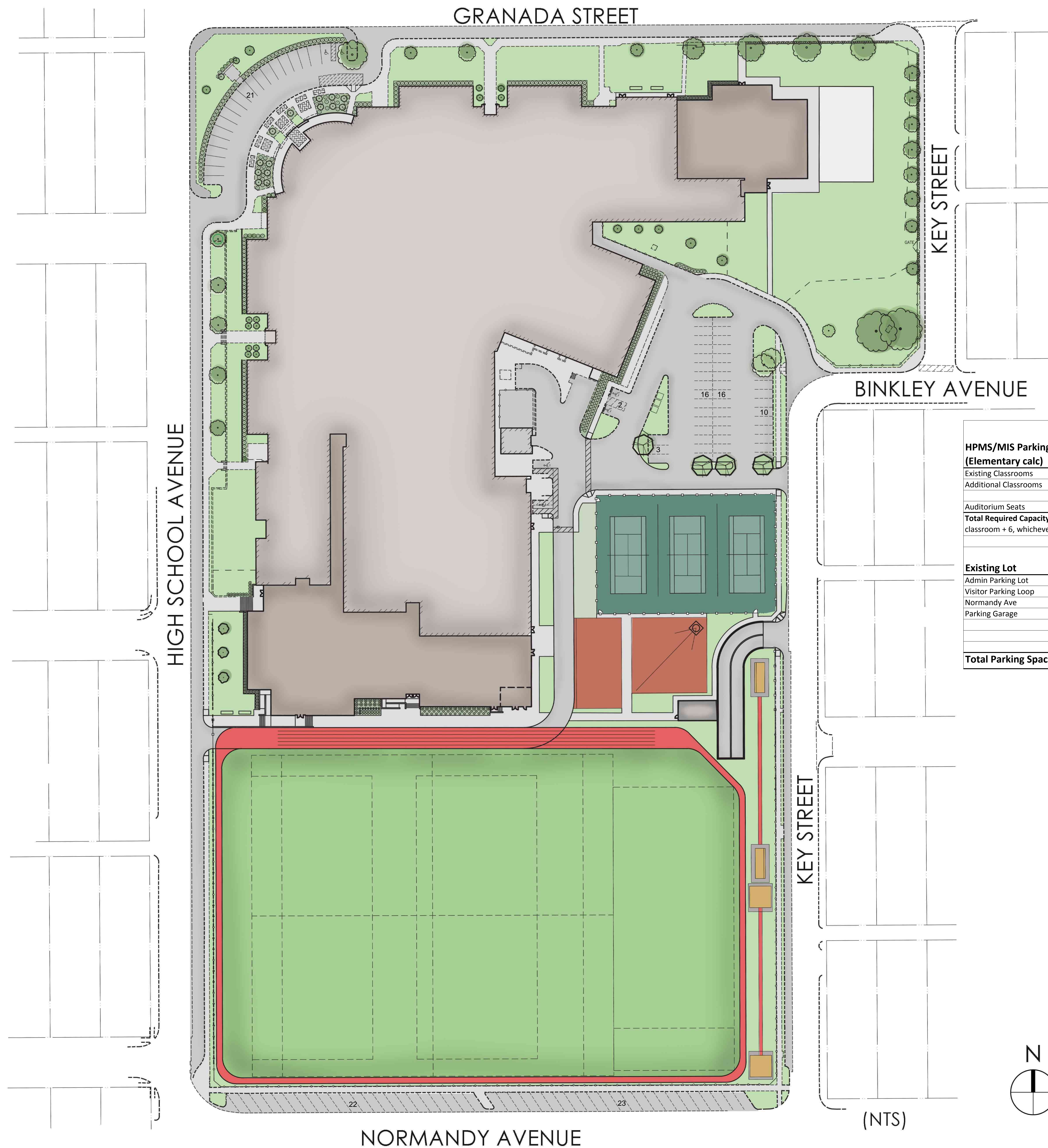
Title

ARCHITECTURAL SITE PLAN

Project No.	Scale
214000466	1" = 50'-0"
Revision	Drawing No.

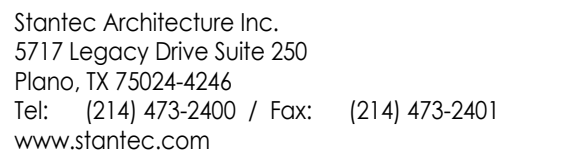
PD011R





(NTS)

HPMS/MIS Parking Analysis (Elementary calc)				Total Required Spaces
	Quantity	Type	Required Spaces	
Existing Classrooms	82	Rooms	1 per classroom + 6	88
Additional Classrooms	36	Rooms	1 per classroom + 6	42
Total	118			130
Auditorium Seats	841	Seats	1 space per 5 seats	168
Total Required Capacity (one parking space for each 5 seats in the main auditorium or 1 space for each classroom + 6, whichever is greater)				168
Existing Lot	Existing # of Spaces	# of Spaces after Project		
Admin Parking Lot	21	21		
Visitor Parking Loop	178	49		
Normandy Ave	45	45		
Parking Garage	-	183		
Total Parking Spaces	244	298		



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PD111R

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Consultant Name

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Highland Park ISD

MIS / HPMS Additions and Renovations

3555 Granada Ave, Dallas TX 75205

Title
SECOND LEVEL FLOOR PLAN

Project No.
214000466
Revision

Scale
1" = 30'-0"
Drawing No.

PD121R



F2 OVERALL FLOOR PLAN - SECOND LEVEL
1" = 30'-0"

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MIS / HPMS Additions and Renovations

Scale
1" = 30'-0"

Revision _____ Drawing No. _____

PD131R



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Consultant Name

Key Plan

Notes



6" = 1'-0"


$$6'' = 1'-0''$$

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Title

RENDERINGS

Project No.	Scale
214000466	6" = 1'-0"
Revision	Drawing No.

PD200R

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Key Plan

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Title

EXTERIOR ELEVATIONS

Project No.

214000466

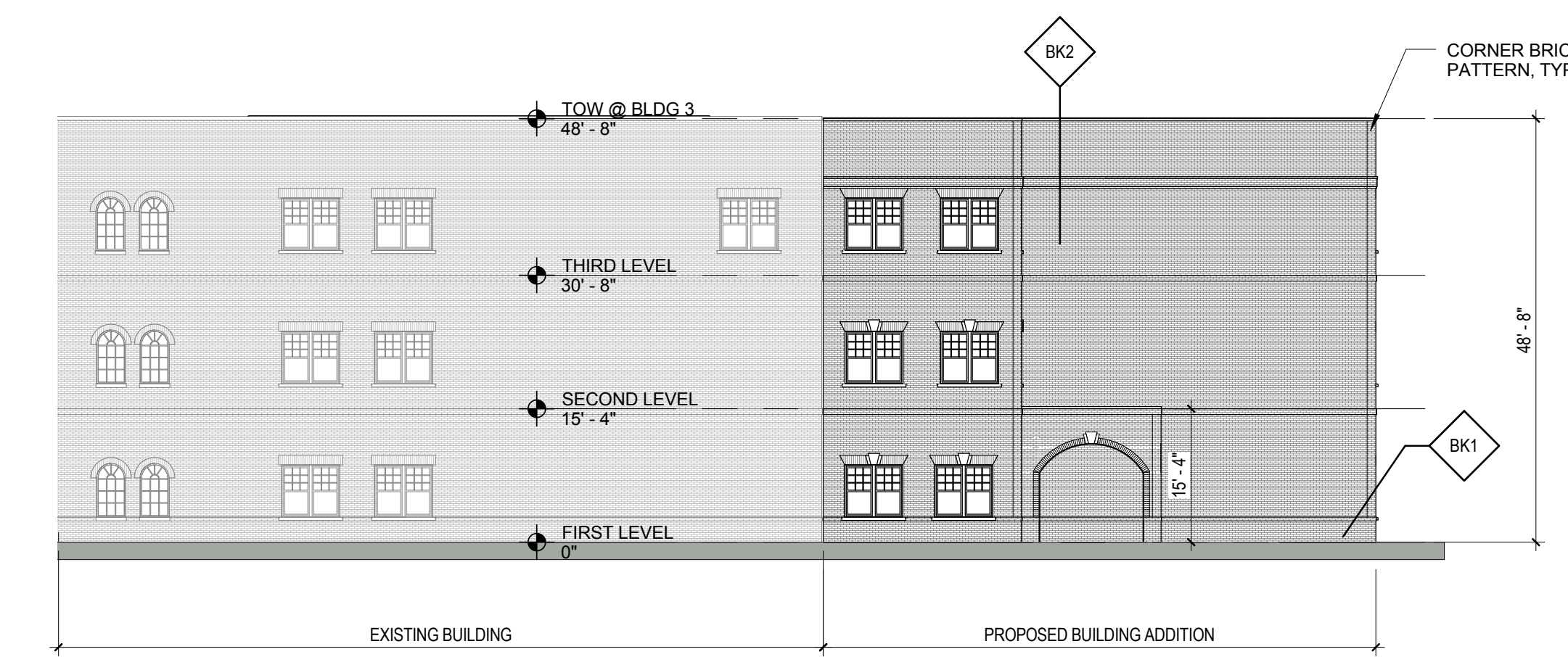
Revision

Scale

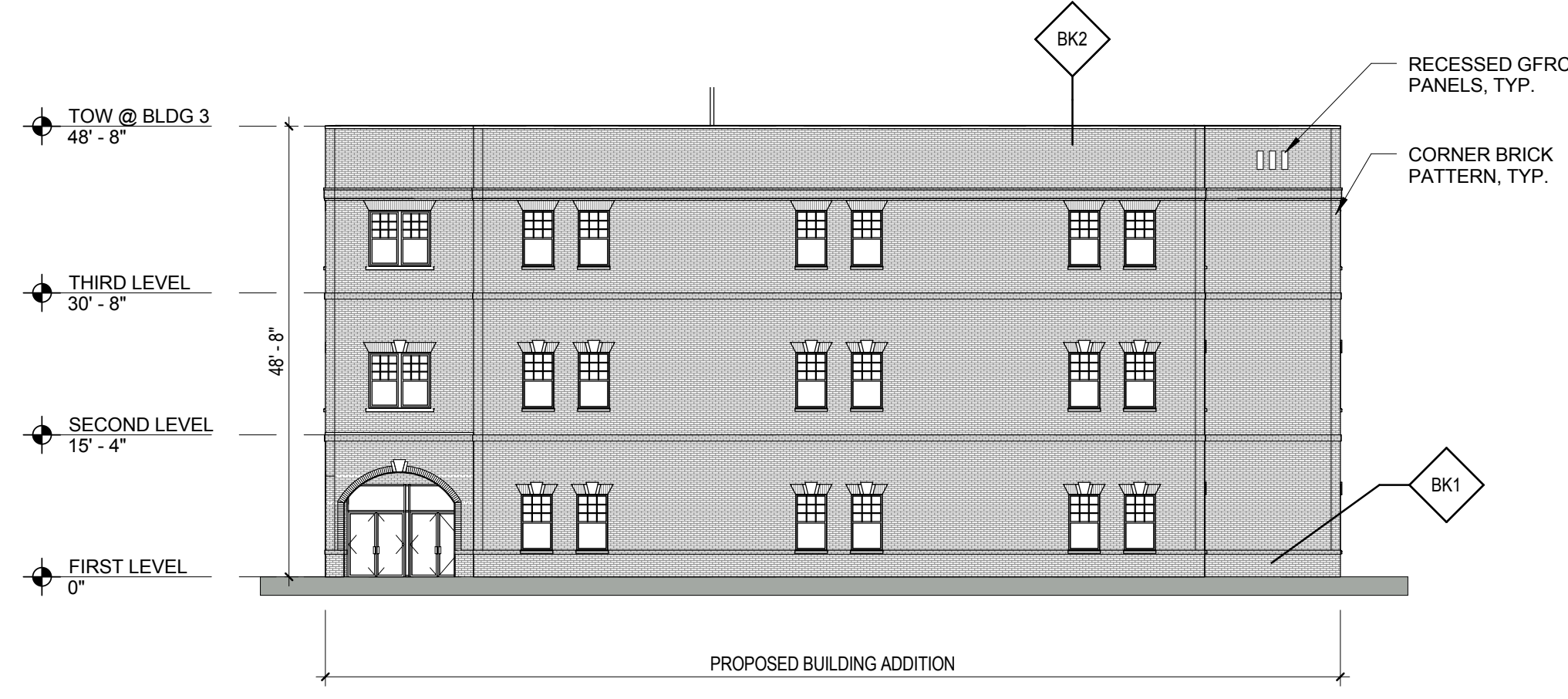
1/16" = 1'-0"

Drawing No.

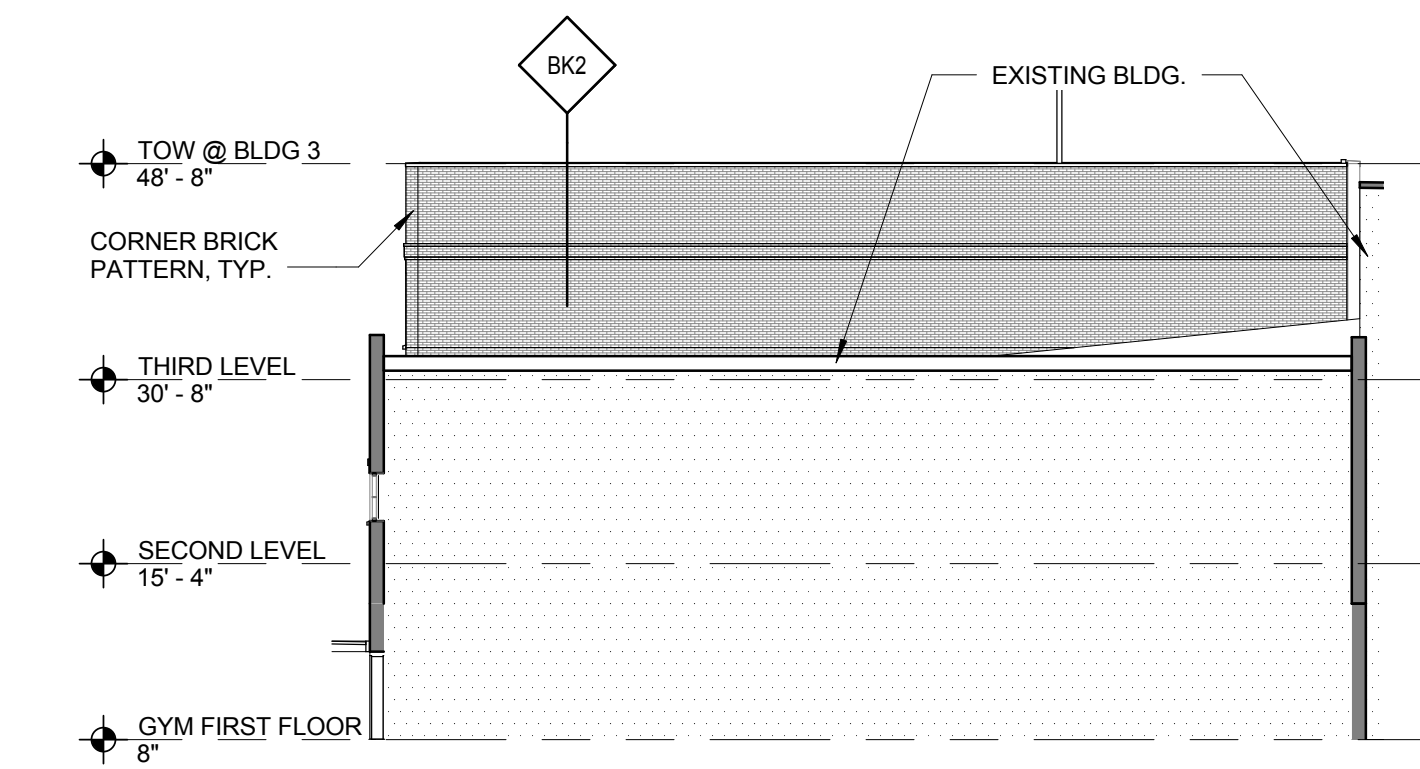
PD201R



B1 SOUTH ELEVATION - BLDG 3
A201 1/16" = 1'-0"



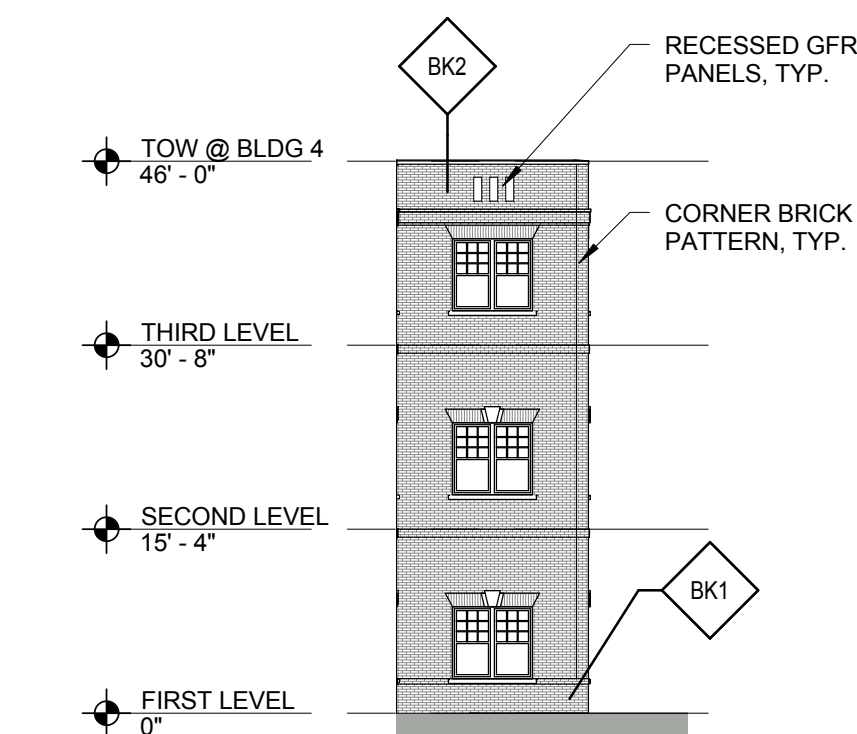
B3 EAST ELEVATION - BLDG 3
A201 1/16" = 1'-0"



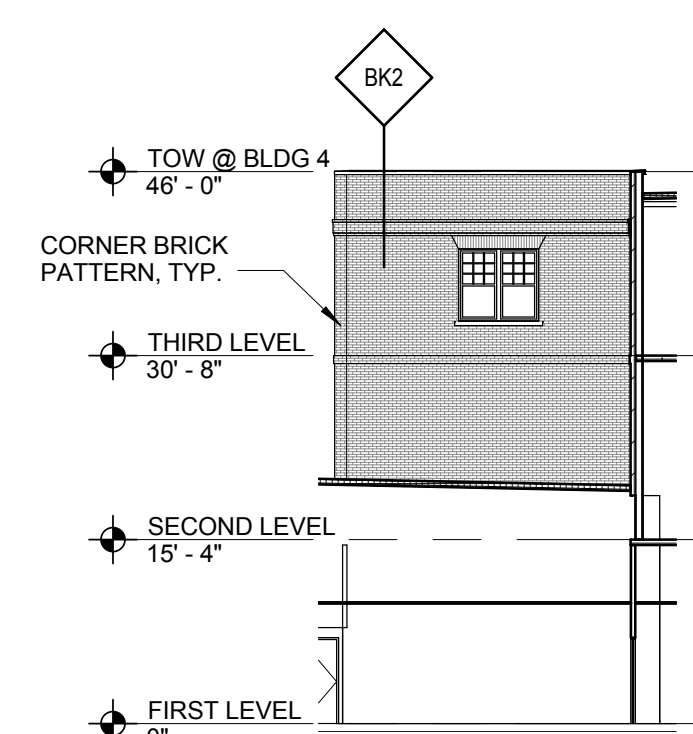
B6 WEST ELEVATION - BLDG 3
A201 1/16" = 1'-0"



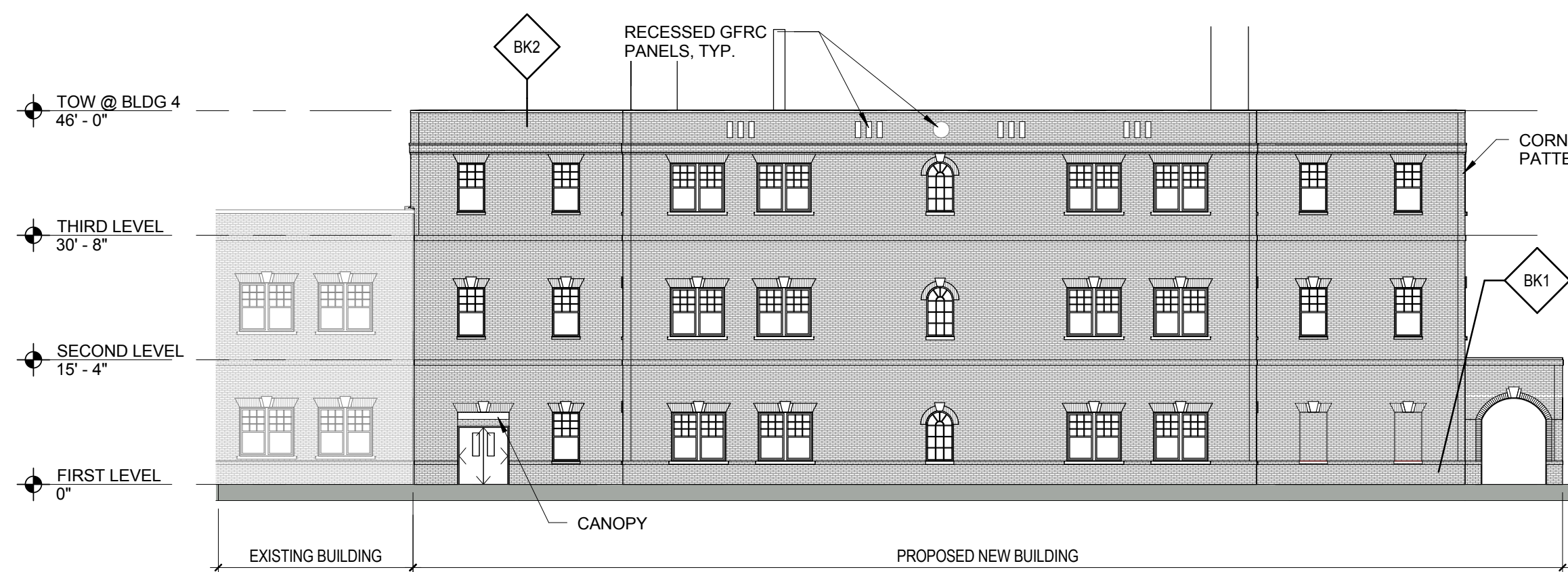
C1 NORTH ELEVATION - BLDG 3
A201 1/16" = 1'-0"



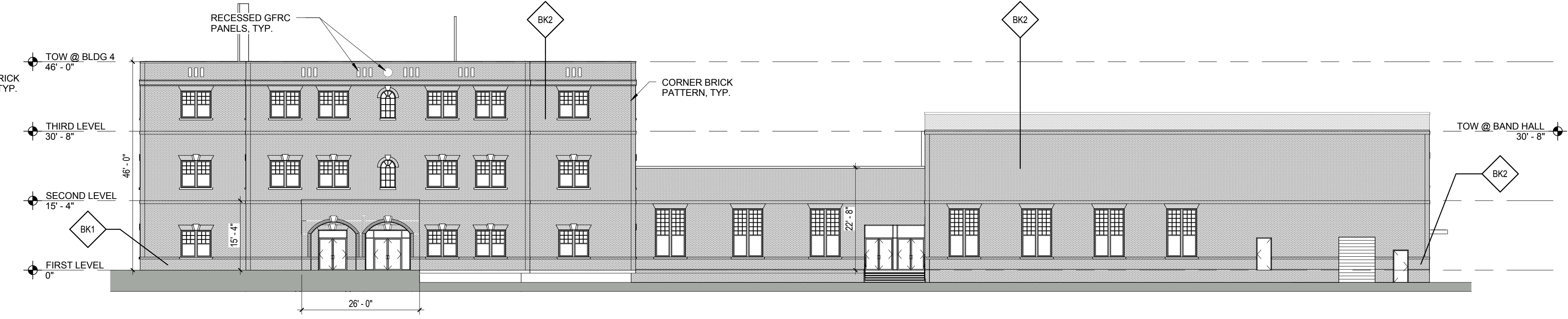
C6 NORTH ELEVATION - BLDG 4
A201 1/16" = 1'-0"



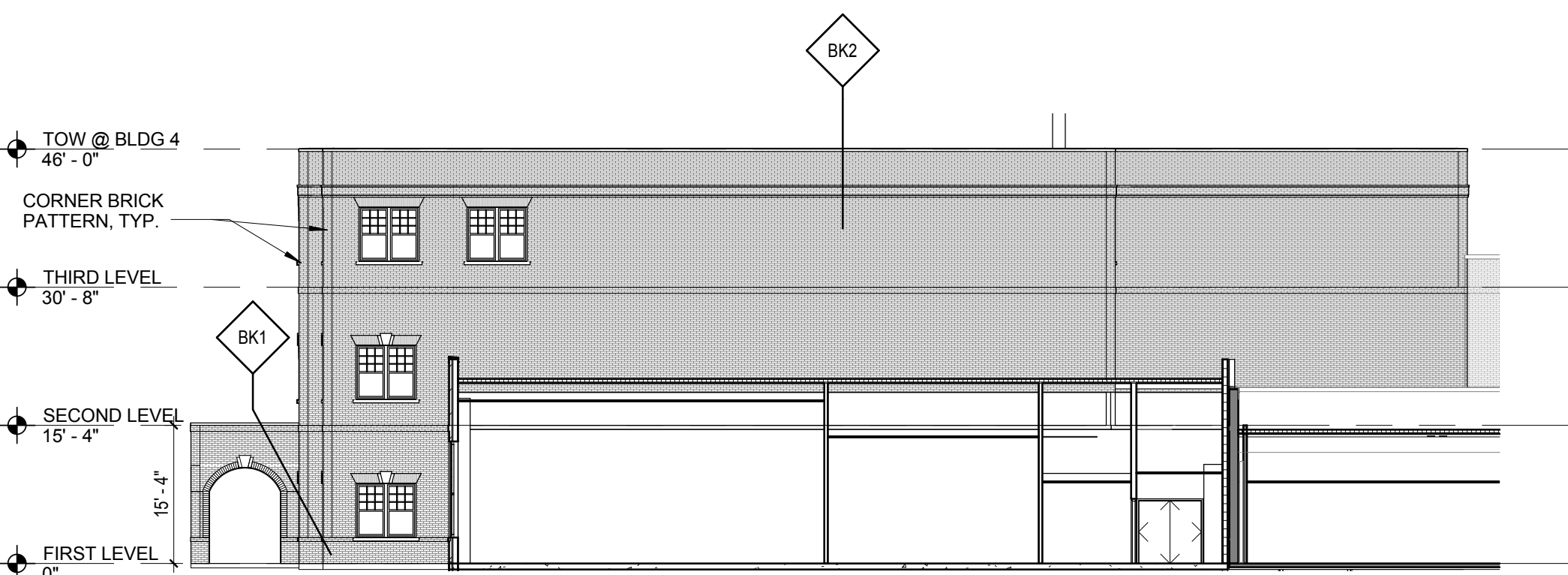
C7 NORTH ELEVATION - BLDG 4
A201 1/16" = 1'-0"



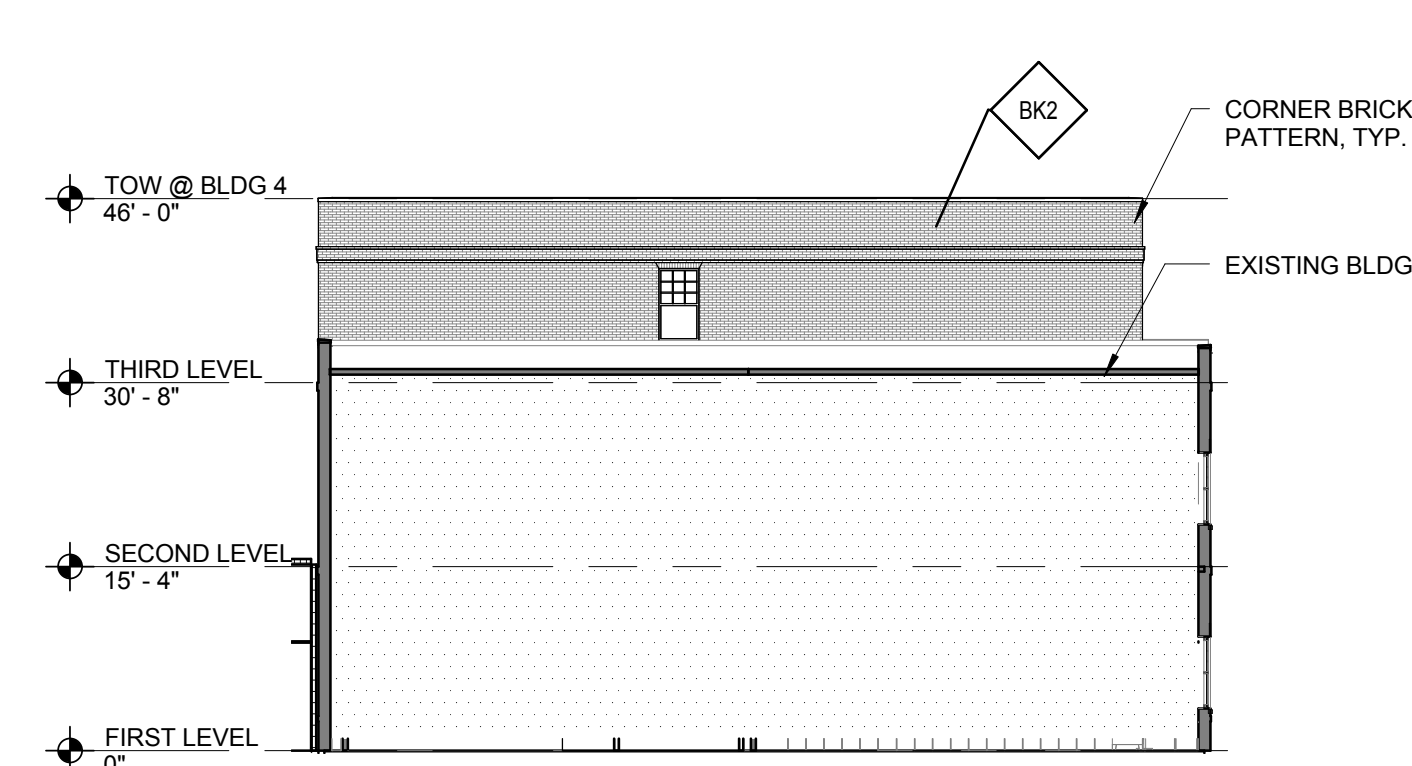
E1 WEST ELEVATION - BLDG 4
A201 1/16" = 1'-0"



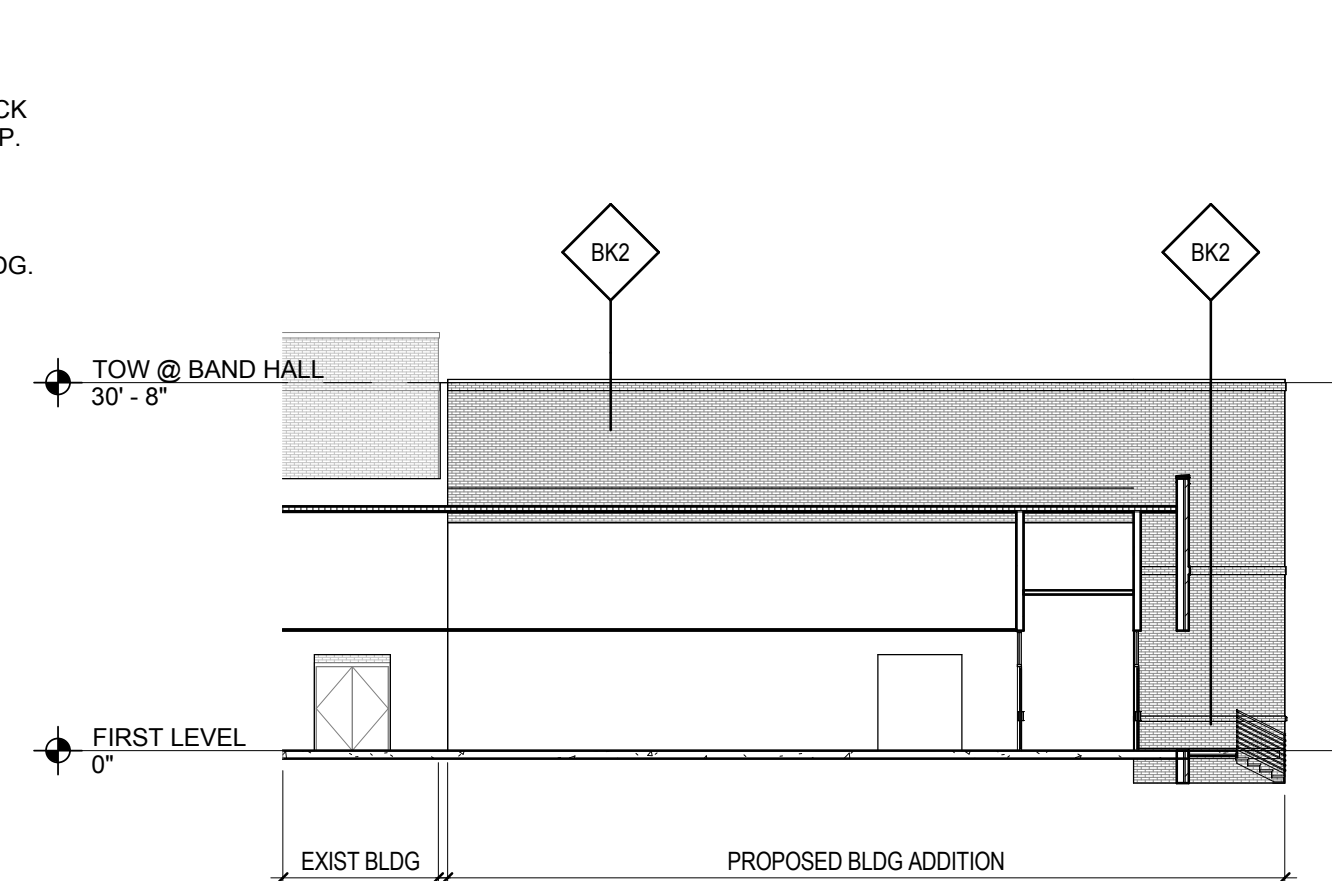
E4 SOUTH ELEVATION - BLDG 4
A201 1/16" = 1'-0"



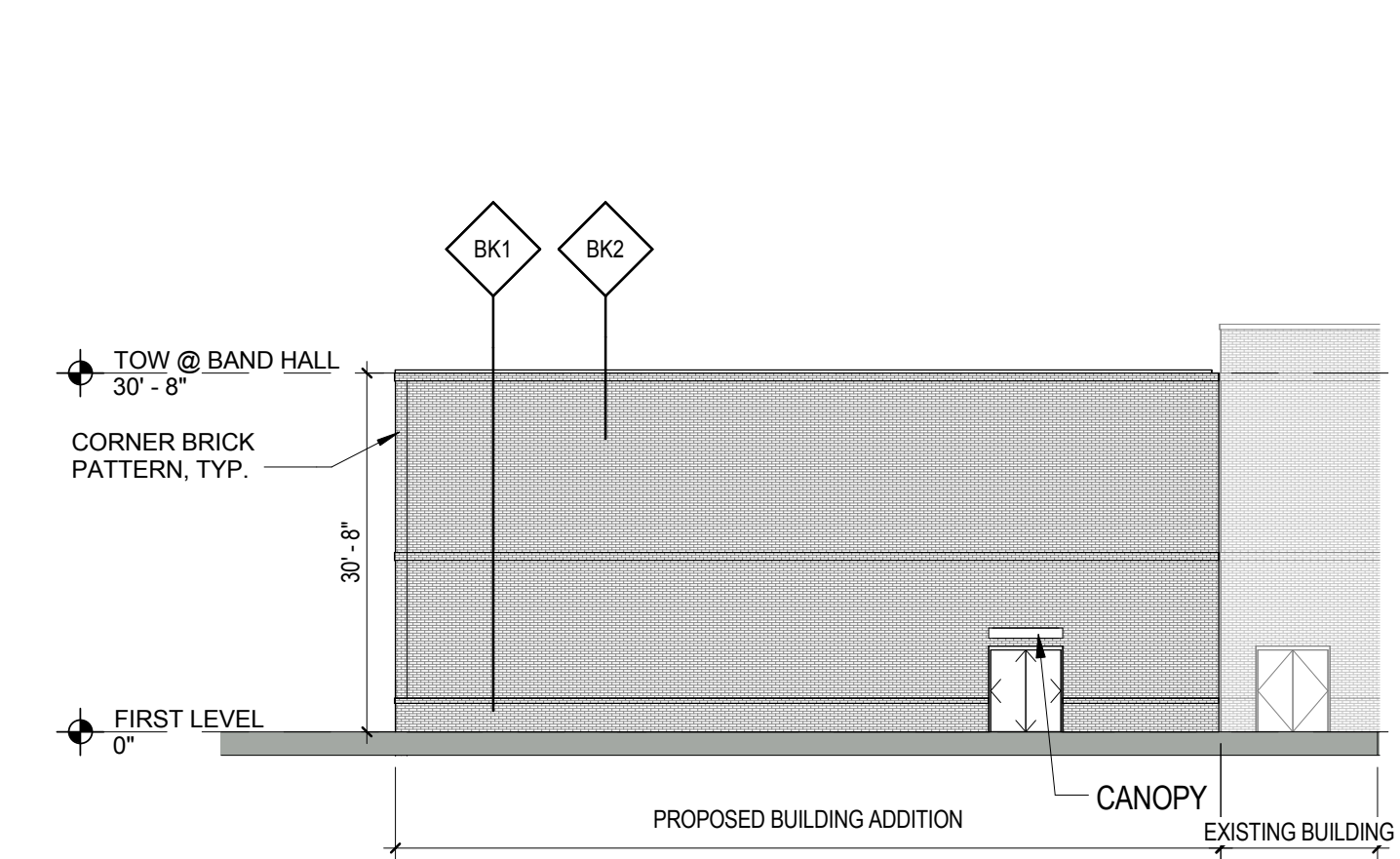
F1 EAST ELEVATION - BLDG 4 / AT CLASSROOMS
A201 1/16" = 1'-0"



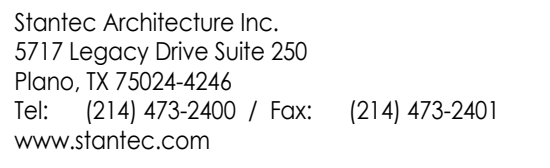
F3 NORTH ELEVATION - BLDG 4 / AT CLASSROOMS
A201 1/16" = 1'-0"



F5 WEST ELEVATION BLDG 4 / AT BAND HALL
A201 1/16" = 1'-0"



F7 EAST ELEVATION - BLDG 4 / AT BAND HALL
A201 1/16" = 1'-0"



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Consultant Type

Consultant Name

Key Plan

Notes



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Issued	By	Appd	YYYY.MM.DD

Permit-Seal

**PRELIMINARY
NOT FOR CONSTRUCTION**

Not for permits, pricing or other official purposes.
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Client/Project	
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Highland Park ISD

MIS / HPMS Additions and Renovations

3555 Granada Ave, Dallas TX 75205

Title
STREET VIEWS SHOWING RTUS

Project No.
214000466

Scale
12" = 1'-0"

Revision _____ Drawing No. _____

PD210R

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF UNIVERSITY PARK, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP, AS HERETOFORE AMENDED, BY AMENDING PLANNED DEVELOPMENT DISTRICT NO. 19 FOR THE PROPERTY DESCRIBED AS LOTS 1-28, BLOCK E, UNIVERSITY ANNEX ADDITION TO THE CITY OF UNIVERSITY PARK, DALLAS COUNTY, TEXAS, BEING COMMONLY KNOWN AS 3555 GRANADA; 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.

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

APPROVED:

MAYOR

ATTEST:

CITY SECRETARY