

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, SO AS TO AMEND THE DETAILED SITE PLAN FOR PLANNED DEVELOPMENT DISTRICT 33 "PD-33", ATTACHED HERETO AS EXHIBIT "B" FOR THE PROPERTY DESCRIBED AS LOTS 9-11 AND 18-20, BLOCK 1, AND LOTS 7-11 AND 18-22, BLOCK 2, TROTH AND BOSWELL SUBDIVISION, AN ADDITION TO THE CITY OF UNIVERSITY PARK, DALLAS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; 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 hereby amended so as to approve an amended detailed site plan for the property described as Lots 9-11 and 18-20, Block 1, and Lots 7-11 and 18-22, Block 2, Troth and Boswell Subdivision, an addition to the City of University Park, Dallas County, Texas (the "site"), more particularly described in Exhibit "A" attached hereto, Planned Development District No. 33 "PD-33", for temporary construction trailers and storage, surface parking lots and playfield for the Highland Park Independent School District ("HPISD").

SECTION 2. That the amended detailed site plan (the “plan”), attached hereto collectively as Exhibit "B", is hereby approved as the detailed site plan for said PD-33 as required by Section 17-101 (2) of the Comprehensive Zoning Ordinance of the City of University Park, Texas, subject to the following special conditions:

a. The property shall be developed only in conformance with the requirements of this ordinance and the approved plan;

b. The property may be used for: temporary construction trailers/offices, equipment and materials storage for a period not to exceed 30 months from the effective date of this ordinance; surface parking lots, and a playfield for HPISD;

c. The Block 1 parking lot will contain 110 parking spaces, plus 5 handicap spaces, including 1 van accessible space; the Block 2 parking lot will contain 98 parking spaces, plus 4 handicap spaces, including 1 van accessible space; existing parking spaces at grade on the east side of the site and located along the north-south commercial alley, reserved for commercial uses located on the west side of Preston Road, will be retained in addition to the new 217 spaces;

d. The Block 1 parking lot will observe the following setbacks from existing property lines: 8’ on the North side, 2’ on the South side, 3’ on the East side, and 8’ on the West side; the Block 2 parking lot will observe the following setbacks from existing property lines: 2.45’ on the North side, 1.81’ on the South side, abutting the existing head-in parking spaces on the East side, and 8’ on the West side;

e. The playfield on Block 2 will observe the following setbacks from existing property lines: 11.56’ on the North side, 12.18’ on the South side, 29’ on the East Side, and

10' on the West side;

f. The development shall be subject to the approved landscape plan, attached as part of the plan;

g. No lighting shall be permitted on the site;

h. Approaches into the parking lots from Hyer Street may not exceed 22' in width;

i. Fences around the playfield and on the East and West sides of the parking lots are required as shown on the plan and shall be 72" in height and placed in accordance with the plan;

j. All sides of the playfield except the alley side shall be screened with landscape materials a minimum 24" in height at the time of planting; all sides of the playfield except the alley side shall be screened with landscape materials a minimum 18" in height at the time of planting;

k. A minimum 48" sidewalk meeting City standards shall be installed as shown on the plan;

l. 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;

m. A City standard construction fence 72" in height around the site will be required

during construction;

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

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

p. 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; and

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

SECTION 3. All ordinances of the City of University Park in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance or the Comprehensive Zoning Ordinance and Map, as amended hereby, 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 as a whole.

SECTION 5. That any person, firm or corporation violating any of the provisions of this ordinance or the Comprehensive Zoning Ordinance and Map, 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 6. That 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/05-10-17/86170)

Exhibit "A"

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

Whereas, Highland Park Independent School District represented by Ed Levine, Executive Director of Construction Services, is the sole owner of a tract of land situated in the Simcoe Popplewell Survey, Abstract No. 1145, City of University Park, Dallas County, Texas, being all of Lots 7, 8, 9, 10, 11, 18, 19, 20, 21 and 22 of John S. Troth Subdivision of Lots 7 to 22, inclusive, Block 2 of Preston Heights Addition, an addition to the City of University Park, Dallas County, Texas according to the plat recorded in Volume 5, Page 443, Map Records, Dallas County, Texas, being all of a tract of land referred to as Tract 1 by Special Warranty Deed recorded in Instrument Number 201600169346, Official Public Records, Dallas County, Texas, being all of an abandoned alley by Instrument Number 201500152742 and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set at the intersection of the south right-of-way line of Hyer Street (50' right-of-way) and the west line of a 21' alley, said rod being the northeast corner of said Tract 1;

THENCE South 00° 27' 52" East along the west line of said 21' alley, passing at a distance of 300.46 feet an iron rod with orange plastic cap stamped "P&C", continuing a total distance of 300.68 feet to a point for corner at the intersection of the west line of said 21' alley and the north right-of-way line of Grassmere Lane (50' right-of-way), said point being the southeast corner of said Lot 18;

THENCE South 89° 28' 08" West along the north right-of-way line of said Grassmere Lane a distance of 269.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set, said rod being the southwest corner of said Lot 22 and the southeast corner of Lot 23, Block 2, J.W. Halsell Addition, an addition to the City of University Park, Dallas County, Texas according to the plat recorded in Volume 3, Page 28, Map Records, Dallas County, Texas;

THENCE North 00° 27' 52" West, departing the north line of said Grassmere Lane, passing at a distance of 0.33 feet an iron rod with orange plastic cap stamped "P&C", continuing a total distance of 300.68 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set on the south right-of-way line of said Hyer Street, said rod being the northwest corner of said Lot 7 and the the northeast corner of Lot 6, said J.W. Halsell Addition;

THENCE North 89° 28' 08" East along the south line of said Hyer Street a distance of 269.00 feet to the POINT OF BEGINNING, containing 80,883 square feet or 1.8568 acres, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, Highland Park Independent School District (represented by Ed Levine, Executive Director of Construction Services), do hereby adopt this replat designating the hereinabove described property as HPISD PARKING LOT #2, an addition to the City of University Park, Texas, and does hereby dedicate to the City of University Park, in fee simple, the streets and alleys shown hereon. This plat approved subject to all the platting ordinances, rules and regulations of the City of University Park, Texas.

WITNESS MY HAND AT DALLAS, TEXAS, this the _____, day of _____, 2017.

Signature: _____
Ed Levine
Executive Director of Construction Services

Exhibit "A"

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

Whereas, Highland Park Independent School District represented by Ed Levine, Executive Director of Construction Services, is the sole owner of a tract of land situated in the Simcoe Popplewell Survey, Abstract No. 1145, City of University Park, Dallas County, Texas, being all of Lots 9, 10, 11, 18, 19 & 20, Block 1, Troth & Boswell's 2nd Resubdivision, an addition to the City of University Park, Dallas County, Texas according to the plat recorded in Volume 5, Page 373, Map Records, Dallas County, Texas, being all of a tract of land referred to as Tract 2 conveyed to Highland Park Independent School District by Special Warranty Deed recorded in Instrument Number 201600169346, Official Public Records, Dallas County, Texas, being all of an alley abandoned by Instrument Number 201500152742, Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a chiseled "X" in concrete set at the intersection of the south right-of-way line of Lovers Lane (65' right-of-way) and the west line of a 15' alley, said "X" being the northeast corner of said Lot 11;

THENCE South 00° 27' 52" East along the west line of said 15' alley a distance of 280.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set at the intersection of the west line of said 15' alley and the north right-of-way line of Hyer Street (50' right-of-way), said rod being the southeast corner of said Lot 18;

THENCE South 89° 28' 08" West along the north right-of-way line of said Hyer Street a distance of 175.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set, said rod being the southwest corner of said Lot 20 and the southeast corner of Lot 22A, Block 1, J.W. Halsell Addition, an addition to the City of University Park, Dallas County, Texas according to the plat recorded in Instrument Number 201200168184, Official Public Records, Dallas County, Texas;

THENCE North 00° 27' 52" West, departing the north right-of-way line of said Hyer Street, a distance of 280.00 feet to a chiseled "X" in concrete set on the south right-of-way line of said Lovers Lane, said rod being the northwest corner of said Lot 9 and the northeast corner of Lot 8, Block 1, J.W. Halsell Addition, an addition to the City of University Park, Dallas County, Texas according to the plat recorded in Volume 3, Page 28, Map Records, Dallas County, Texas;

THENCE North 89° 28' 08" East along the south right-of-way line of said Lovers Lane a distance of 175.00 feet to the POINT OF BEGINNING, containing 49,000 square feet or 1.1249 acres, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, Highland Park Independent School District (represented by Ed Levine, Executive Director of Construction Services), do hereby adopt this replat designating the hereinabove described property as HPISD PARKING LOT #1, an addition to the City of University Park, Texas, and does hereby dedicate to the City of University Park, in fee simple, the streets and alleys shown hereon. This plat approved subject to all the platting ordinances, rules and regulations of the City of University Park, Texas.

WITNESS MY HAND AT DALLAS, TEXAS, this the _____, day of _____, 2017.

Signature: _____
Ed Levine
Executive Director of Construction Services

HIGHLAND PARK HIGH SCHOOL PLAYFIELD AND PARKING LOTS

LEEVINE@HPISD.ORG

MARLO@DCBADESIGN.COM



NTS

SSCHWIND@RLGINC.COM

C0.10	SITE PLAN
C1.00	TOPOGRAPHIC SURVEY
C1.01	TOPOGRAPHIC SURVEY
C3.00	GRADING PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE NOTES AND DETAILS
L1.4	HARDSCAPE DETAILS
L1.5	HARDSCAPE DETAILS

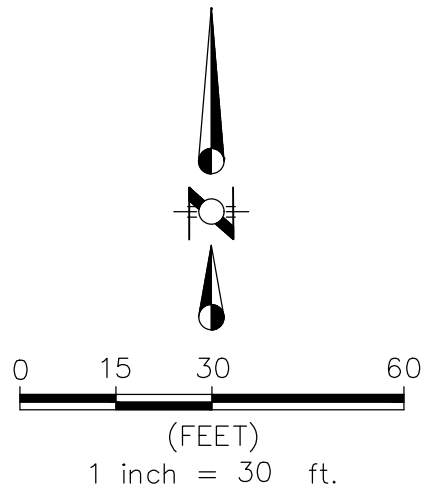
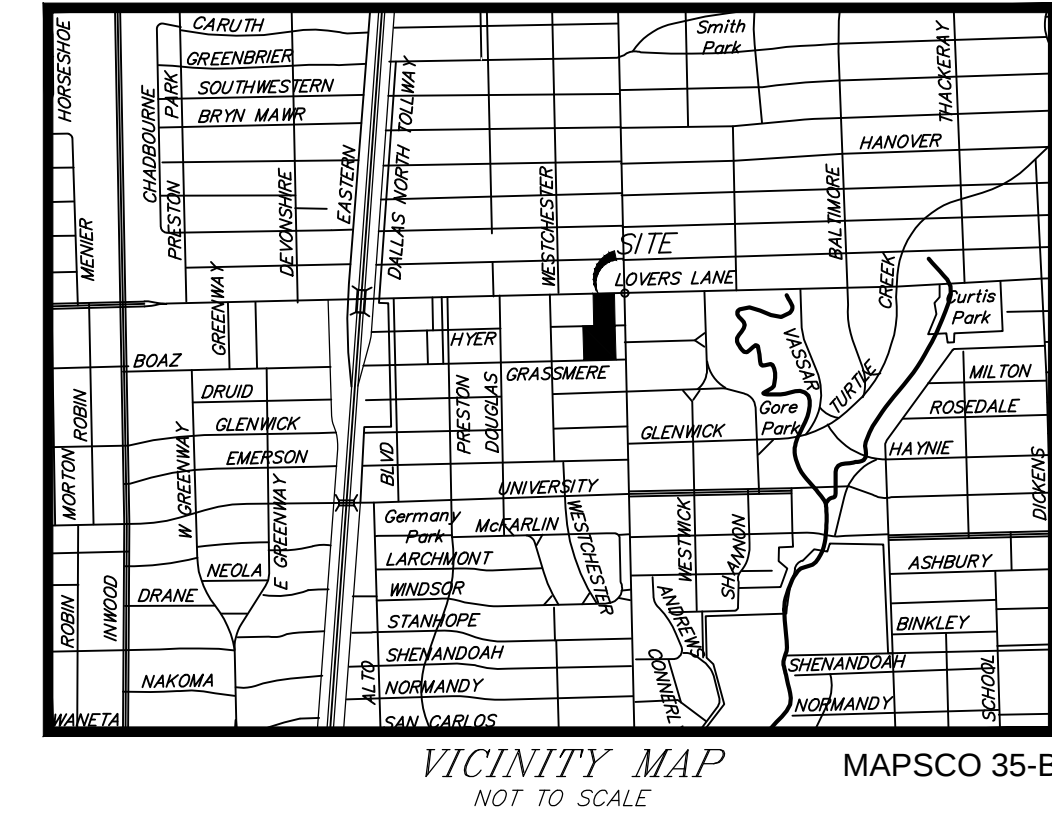
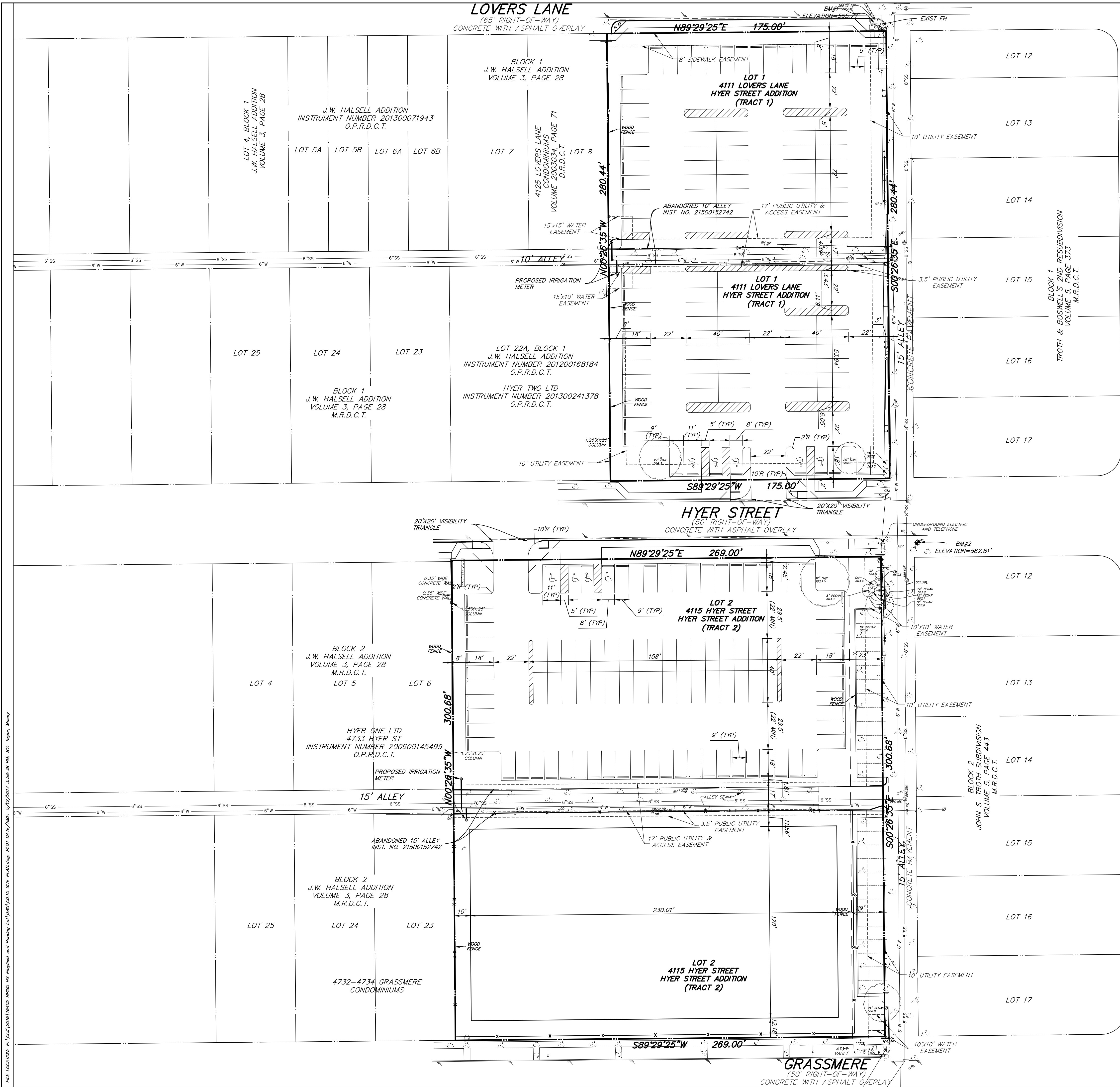
PROGRESS SET – FOR REVIEW ONLY

Issued 5/1/2017

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.

FILE LOCATION: P:\CIVIL\2016\16402 HPISD HS Playfield and Parking Lot\DWG\02.10 SITE PLAN.dwg; PLOT DATE/TIME: 5/12/2017 3:58:38 PM; PLOT BY: Taylor, Mickey



LEGEND

- PROPOSED CURB
- LIMITS OF PAVEMENT SAWCUT

SITE DATA SUMMARY TABLE
ZONING: PD-33

SITE AREA:		
129,960 SF		
2.983 ACRES		
EXIST DEVELOPMENT:		
	PERMEABLE	IMPERMEABLE
BLOCK 1:	0.320 ACRES	0.805 ACRES
BLOCK 2:	0.680 ACRES	1.172 ACRES
PROP DEVELOPMENT:		
	PERMEABLE	IMPERMEABLE
BLOCK 1:	0.130 ACRES	0.995 ACRES
BLOCK 2:	0.964 ACRES	0.889 ACRES

PARKING COUNT:
EXIST DEVELOPMENT:
BLOCK 1 - 17 HEAD IN SPACES
BLOCK 2 - 13 HEAD IN SPACES

PROP DEVELOPMENT:
BLOCK 1 - 110 SPACES + 5 HCAP (1 VAN)
BLOCK 2 - 98 SPACES + 4 HCAP (1 VAN)

PROP USE:
THE PLAYFIELD WILL BE USED TO REPLACE THE PLAYFIELDS AT HIGHLAND PARK MIDDLE SCHOOL THAT IS DECOMMISSIONED DURING CONSTRUCTION OF SITE IMPROVEMENTS. THE FIELD WILL BE USED BY ORGANIZED SEASONAL TEAM SPORTS DURING THE EVENINGS:
HIGHLAND PARK SOCCER ACADEMY, 30-60 KIDS DURING THE FALL AND SPRING, AND CITY YOUTH LACROSSE, 25-50 KIDS DURING FALL, AND IS OTHERWISE AVAILABLE FOR PUBLIC USE ON A FIRST-COME-FIRST-SERVED BASIS. ALL PARKING FOR THE FIELDS CAN BE ACCOMMODATED IN THE NEW PARKING LOTS

BENCHMARKS:

BM#1 - SQUARE CUT AT THE BACK OF 4' INLET, SOUTH SIDE OF LOVERS LANE, 182'± WEST OF THE CENTERLINE OF PRESTON ROAD. (ELEVATION = 565.77')
BM#2 - SQUARE CUT ON TOP OF CURB, EAST SIDE OF ALLEY RETURN, ON THE SOUTH SIDE OF HYER STREET, 158'± WEST OF THE CENTERLINE OF PRESTON ROAD. (ELEVATION = 562.81')

RAYMOND L. GOODSON JR., INC.
CONSULTING ENGINEERS
5445 LA SIERRA DRIVE, SUITE 300, LB 17
DALLAS, TEXAS 75231-4138 214/739-8100
E-MAIL: rlg@rlginc.com FIRM REG. E-493

PROGRESS SET - FOR REVIEW ONLY
Issued 5/1/17

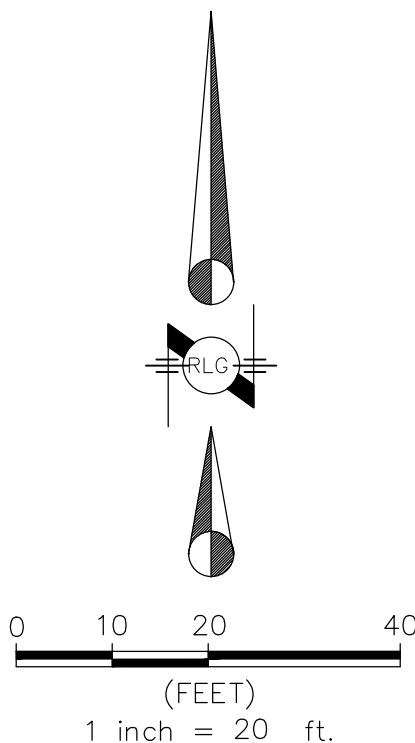
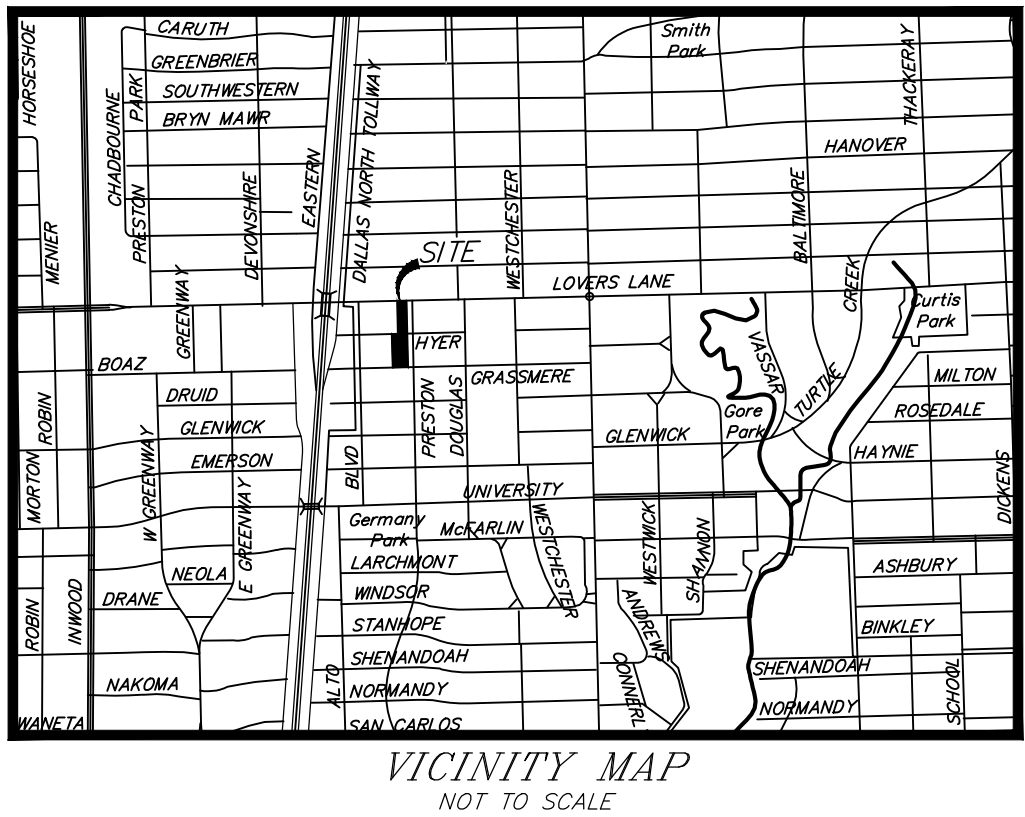
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SHEET NO.

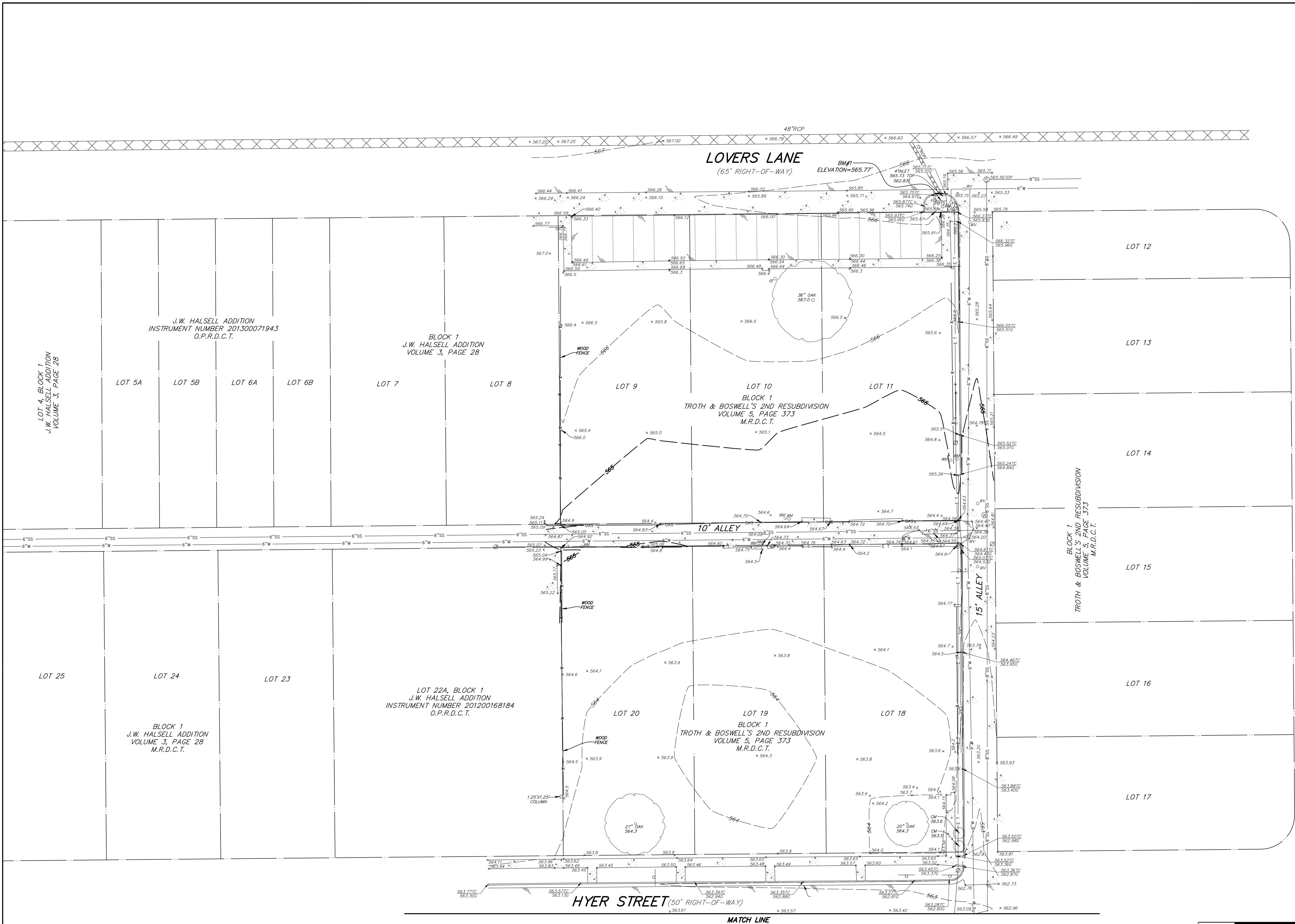
C0.10

SITE PLAN						
HPISD HIGH SCHOOL						
PLAYFIELD AND PARKING LOT						
RAYMOND L. GOODSON JR. INC.						
CITY OF UNIVERSITY PARK, TEXAS						
DESIGN	DRAWN	DATE	SCALE	XREF	FILE	NO.
RLG	RLG	5/1/17	1"=30'		16	402
JOB NO.	16402	SUBMITTAL: P&Z				



LEGEND

.....	LOT LINE
.....	ASPHALT
.....	CONCRETE
.....	FENCE LINE
.....	WATER VALVE
.....	WATER METER
.....	FIRE HYDRANT
.....	INDICATOR POST VALVE
.....	CLEAN OUT
.....	IRRIGATION BOX
.....	ELECTRIC METER
.....	HOSE BIB
.....	TELEPHONE PEDESTAL
.....	TELEPHONE CABINET
.....	PULL BOX-TRAFFIC SIGNAL
.....	POWER POLE
.....	GUY WIRE
.....	SIGN
.....	SANITARY SEWER MANHOLE
.....	WATER MANHOLE
.....	CREPE MYRTLE
.....	TREE
.....	OVERHEAD ELECTRIC & TELEPHONE
.....	SEWER LINE
.....	UNDERGROUND GAS LINE
.....	STORM SEWER LINE
.....	EXISTING CONTOUR LINE
.....	EXISTING SPOT ELEVATION
.....	M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TX



THIS TOPOGRAPHIC SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY. THE BOUNDARY SHOWN IS BASED ON RECORD INFORMATION AND MAY NOT BE SHOWN IN ITS TRUE LOCATION.

BENCHMARKS:

BM#1 SQUARE CUT AT THE BACK OF 4' INLET, SOUTH SIDE OF LOVERS LANE, 182'± WEST OF THE CENTERLINE OF PRESTON ROAD. ELEVATION = 565.77'

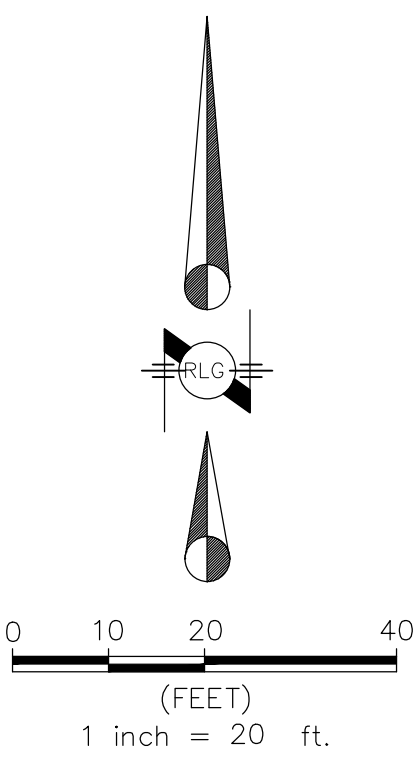
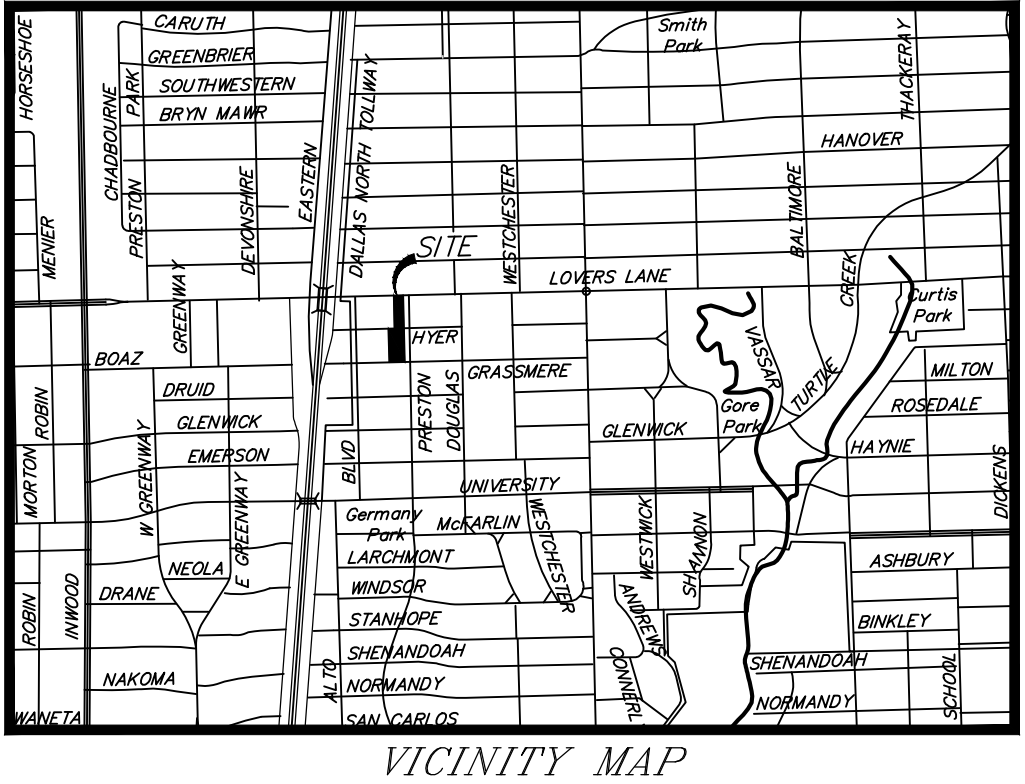
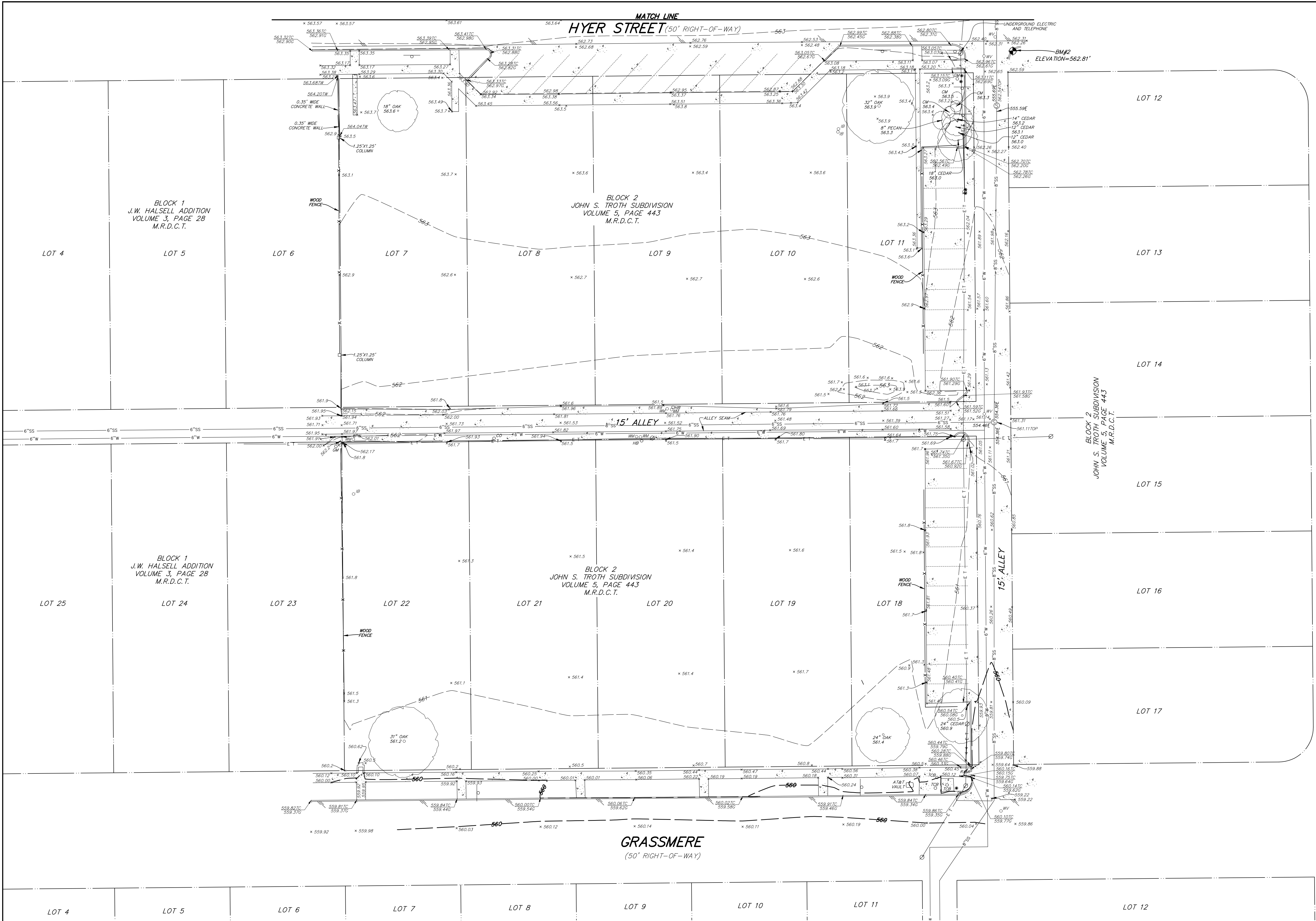
BM#2 SQUARE CUT ON TOP OF CURB, EAST SIDE OF ALLEY RETURN, ON THE SOUTH SIDE OF HYER STREET, 158'± WEST OF THE CENTERLINE OF PRESTON ROAD. ELEVATION = 562.81'

RLG

RAYMOND L. GOODSON JR., INC.
CONSULTING ENGINEERS
5445 LA SIERRA, SUITE 300, LB 17,
DALLAS, TEXAS 75231-4138 214/739-8100
TEXAS PE REG. #493
TBP'S REG. #100341-00
rlg@rlginc.com

TOPOGRAPHIC SURVEY
OF
LOTS 9-11 & 18-20, BLOCK 1
TROTH & BOSWELL'S 2ND RESUBDIVISION
LOTS 7-11 & 16-22, BLOCK 2
JOHN S. TROTH SUBDIVISION
SIMCOE POPPLEWELL SURVEY, ABSTRACT No. 1145
CITY OF UNIVERSITY PARK, DALLAS COUNTY, TEXAS

SCALE:	1" = 20'	DATE:	12-06-2016
JOB NO.	16402	E-FILE	16402.dwg
DWG NO.	26,514W		



LEGEND

.....	LOT LINE
.....	ASPHALT
.....	CONCRETE
.....	FENCE LINE
.....	LIGHT STANDARD
.....	WATER VALVE
.....	WATER METER
.....	INDICATOR POST VALVE
.....	CLEAN OUT
.....	IRRIGATION BOX
.....	ELECTRIC METER
.....	HOSE BIB
.....	TELEPHONE PEDESTAL
.....	TELEPHONE CABINET
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.....	GUY WIRE
.....	SIGN
.....	SANITARY SEWER MANHOLE
.....	WATER MANHOLE
.....	CREPE MYRTLE
.....	TREE
.....	OVERHEAD ELECTRIC & TELEPHONE
.....	SEWER LINE
.....	UNDERGROUND GAS LINE
.....	STORM SEWER LINE
.....	EXISTING CONTOUR LINE
.....	EXISTING SPOT ELEVATION
.....	M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TX

PRESTON ROAD
(60' RIGHT-OF-WAY)

THIS TOPOGRAPHIC SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY. THE BOUNDARY SHOWN IS BASED ON RECORD INFORMATION AND MAY NOT BE SHOWN IN ITS TRUE LOCATION.

BENCHMARKS:

BM#1 SQUARE CUT AT THE BACK OF 4' INLET, SOUTH SIDE OF LOWERS LANE, 182± WEST OF THE CENTERLINE OF PRESTON ROAD. ELEVATION = 565.77'

BM#2 SQUARE CUT ON TOP OF CURB, EAST SIDE OF ALLEY RETURN, ON THE SOUTH SIDE OF HYER STREET, 158± WEST OF THE CENTERLINE OF PRESTON ROAD. ELEVATION = 562.81'

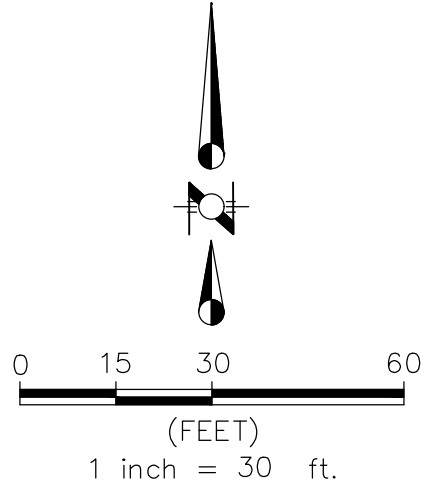
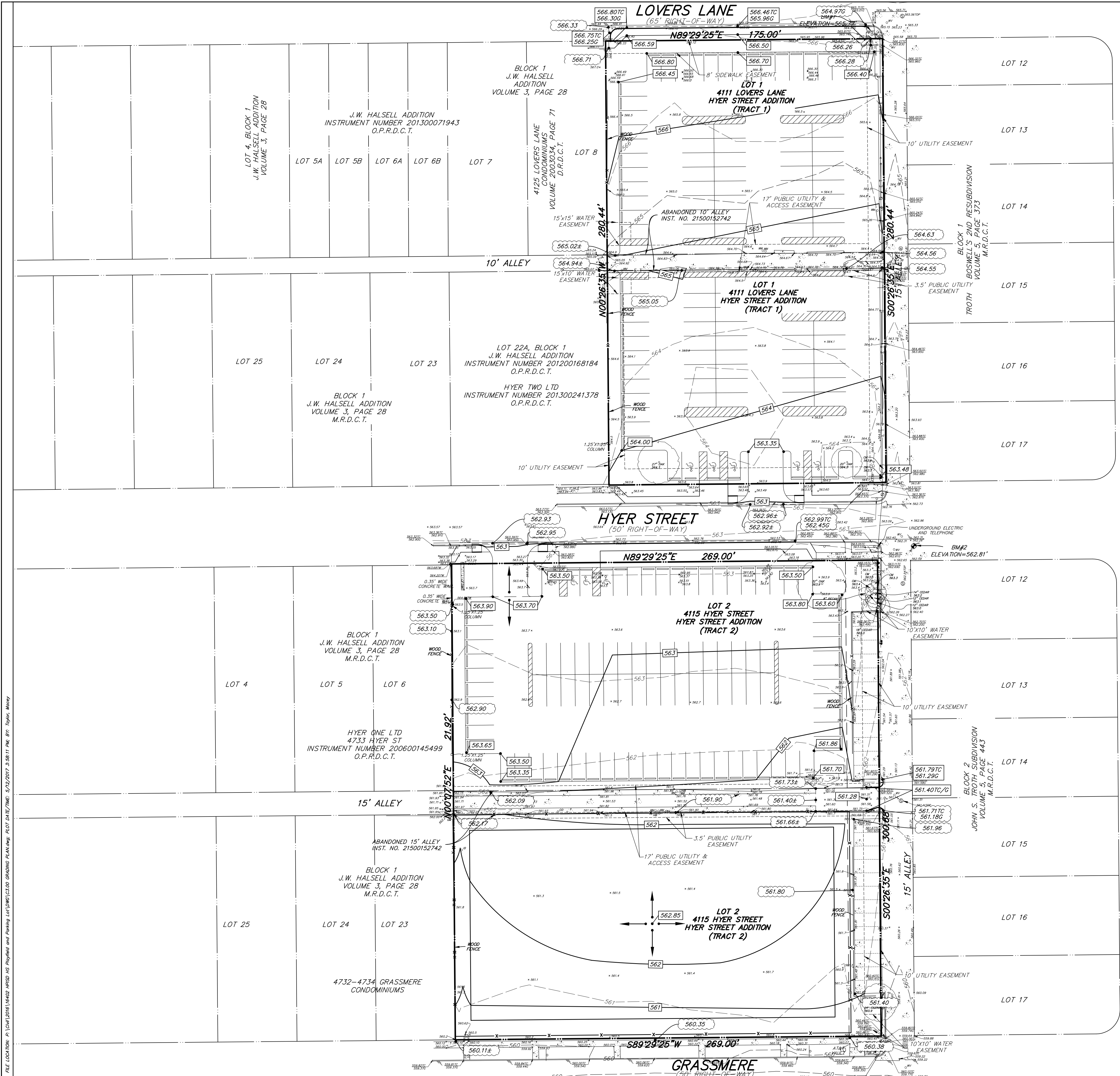


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TEXAS PE REG # 493
TBP'S REG # 100341-00
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TOPOGRAPHIC SURVEY
LOTS 9-11 & 18-20, BLOCK 1
TROTH & BOSWELL'S 2ND RESUBDIVISION
LOTS 7-11 & 16-22, BLOCK 2
JOHN S. TROTH SUBDIVISION
SIMCOE POPPLEWELL SURVEY, ABSTRACT No. 1145
CITY OF UNIVERSITY PARK, DALLAS COUNTY, TEXAS
SCALE: 1" = 20' DATE: 12-06-2016

JOB NO.	16402	E-FILE	16402.dwg	DWG NO.	26,514W
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FILE LOCATION: P:\Civil\2016\16402 HPISD HS Playfield and Parking Lot\DWG\C3.00 GRADING PLAN.dwg PLOT DATE/TIME: 5/12/2017 3:58:11 PM BY: Taylor, Macey



LEGEND

- 668 — EXISTING CONTOUR LINE
- 668 — PROPOSED CONTOUR LINE
- 667.45TC
666.95G EXISTING SPOT ELEVATION
- 667.53 x EXISTING SPOT ELEVATION
- 667.63 CALCULATED SPOT ELEVATION
- 668.20TC
667.70G PROPOSED SPOT ELEVATION
- LIMITS OF PAVEMENT SAWCUT

BENCHMARKS:

BM#1 — SQUARE CUT AT THE BACK OF 4' INLET, SOUTH SIDE OF LOVERS LANE, 182'± WEST OF THE CENTERLINE OF PRESTON ROAD. (ELEVATION = 565.77')

BM#2 — SQUARE CUT ON TOP OF CURB, EAST SIDE OF ALLEY RETURN, ON THE SOUTH SIDE OF HYER STREET, 158'± WEST OF THE CENTERLINE OF PRESTON ROAD. (ELEVATION = 562.81')

RLG RAYMOND L. GOODSON JR., INC.
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E-MAIL: rlg@rlginc.com FIRM REG. F-493

PROGRESS SET — FOR REVIEW ONLY
Issued 5/1/17

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

SHEET NO.

C3.00

GRADING PLAN

HPISD HIGH SCHOOL

PLAYFIELD AND PARKING LOT

RAYMOND L. GOODSON JR. INC.

CITY OF UNIVERSITY PARK, TEXAS

DESIGN	DRAWN	DATE	SCALE	XREF	FILE	NO.
RLG	RLG	5/1/17	1"=30'		16	402

JOB NO. 16402 SUBMITTAL: P&Z



DCBA
LANDSCAPE
ARCHITECTURE
dcbadesign.com
730 EAST PARK BOULEVARD • SUITE 100
PLANO, TX 75074 • TEL: (972) 559-1266

IRRIGATION DESIGNER

IRRIGATION DESIGNER

IRRIGATION DESIGNER

IRRIGATION DESIGNER

PROJECT

HPISD
PLAYFIELD AND
PARKING LOT
UNIVERSITY PARK, TEXAS

SEAL

NOT FOR
REGULATORY
APPROVAL,
PERMITTING
OR
CONSTRUCTION.

DATE NO. REVISIONS

SHEET TITLE

LANDSCAPE PLAN

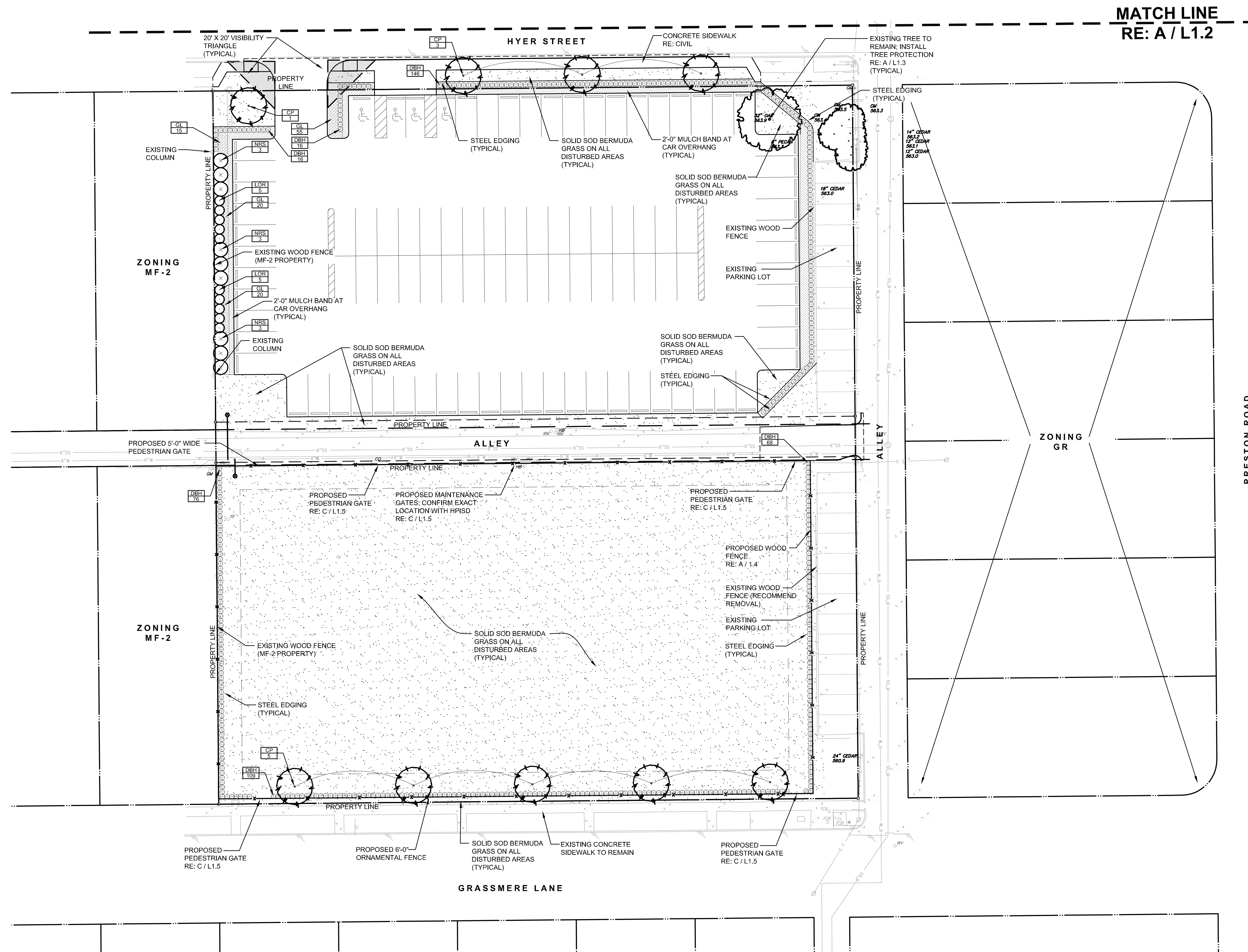
PROJECT MANAGER: MTP PROJECT DESIGNER: MTP

DRAWN BY: MTP CHECKED BY: DCB

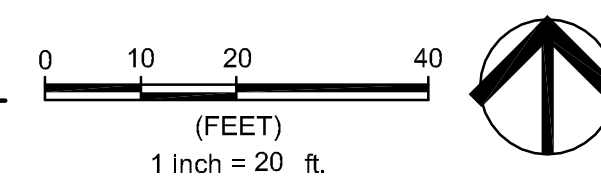
ISSUE DATE: April 17, 2017 SCALE: AS NOTED

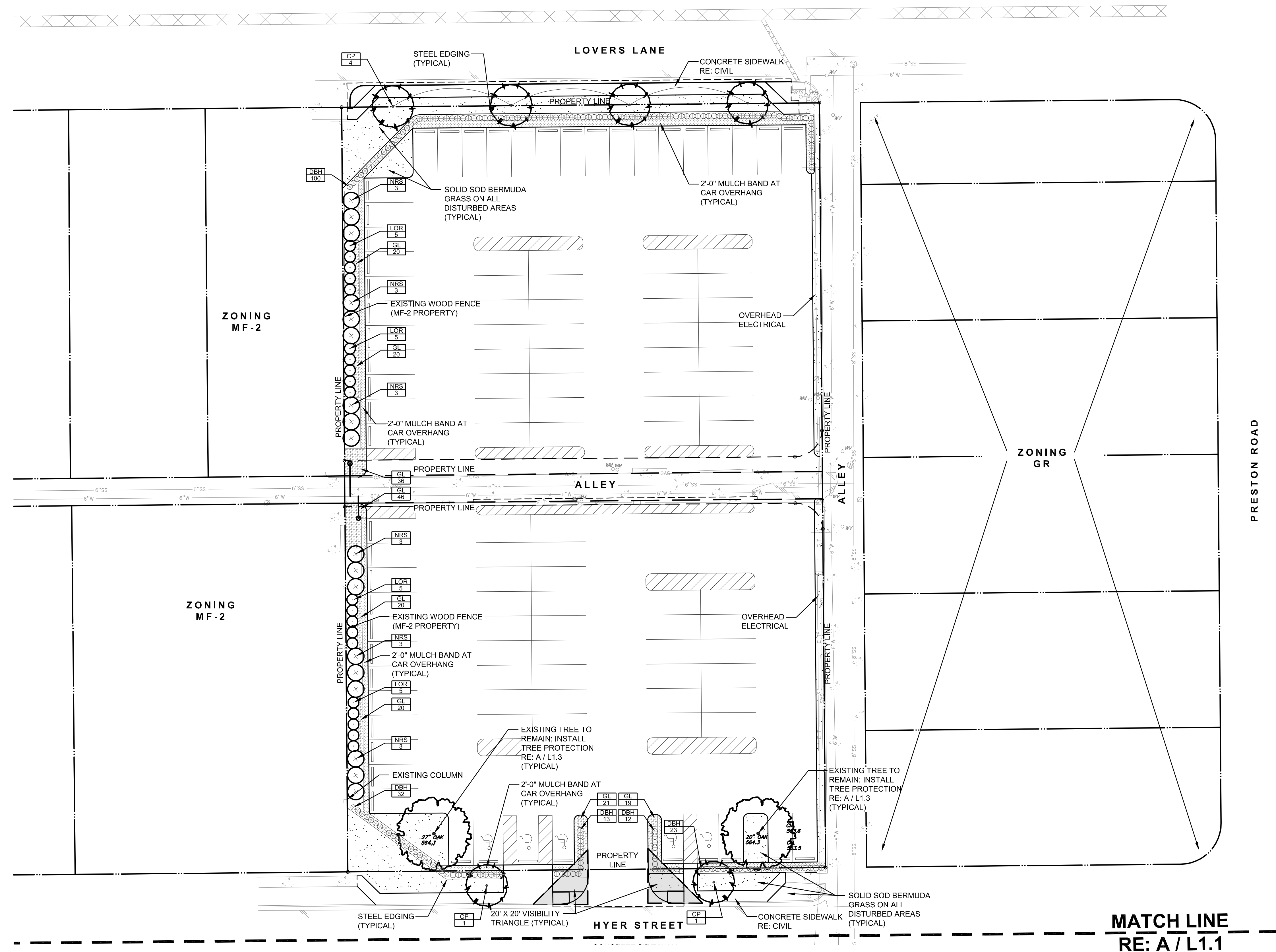
SHEET REFERENCE

L1.1

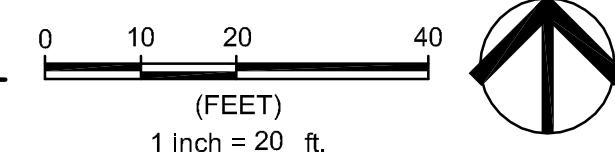


A LANDSCAPE PLAN
SCALE: 1"=20'-0"





A LANDSCAPE PLAN
SCALE: 1"=20'-0"



LANDSCAPE ARCHITECT



DCBA

LANDSCAPE
ARCHITECTURE
dcbadesign.com
730 EAST PARK BOULEVARD • SUITE 100
PLANO, TX 75074 • TEL: (972) 509-1266

IRRIGATION DESIGNER

IRRIGATION DESIGNER

IRRIGATION DESIGNER

IRRIGATION DESIGNER

PROJECT

HPISD
PLAYFIELD AND
PARKING LOT
UNIVERSITY PARK, TEXAS

SEAL

NOT FOR
REGULATORY
APPROVAL,
PERMITTING
OR
CONSTRUCTION.

DATE NO. REVISIONS

SHEET TITLE

LANDSCAPE PLAN

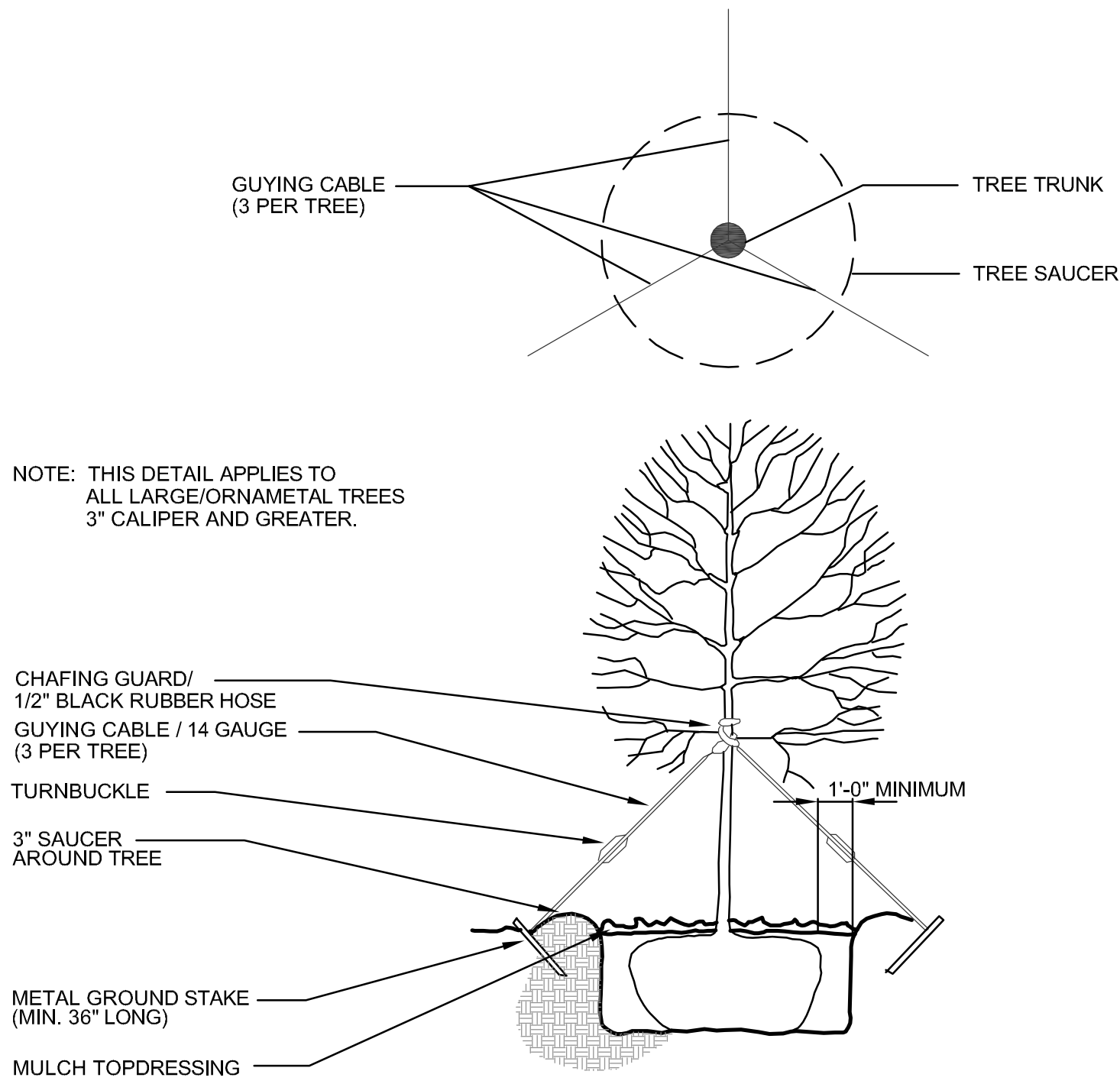
PROJECT MANAGER: MTP PROJECT DESIGNER: MTP

DRAWN BY: MTP CHECKED BY: DCB

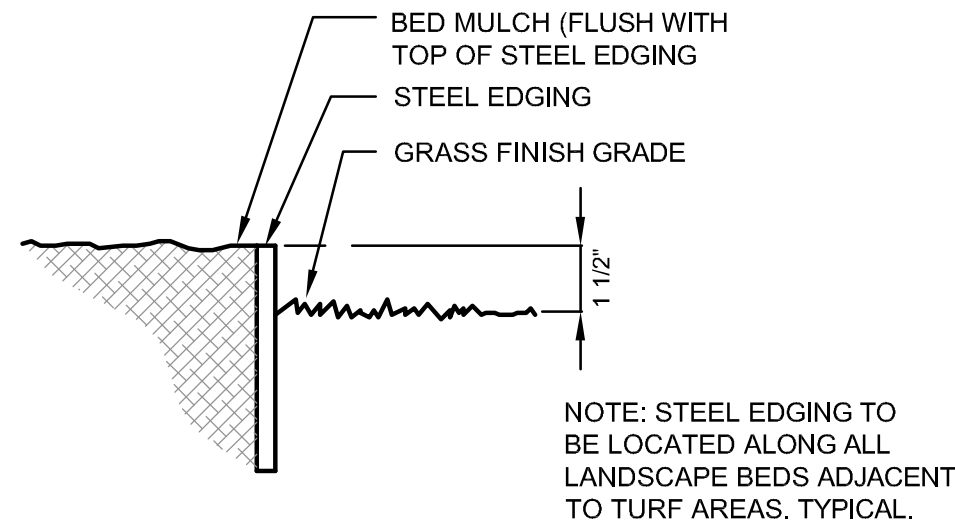
ISSUE DATE: April 17, 2017 SCALE: AS NOTED

SHEET REFERENCE

L1.2



B **TREE GUYING DETAIL**
SCALE: N.T.S. SECTION/ELEVATION



D **STEEL EDGING**
SCALE: N.T.S. SECTION/ELEVATION

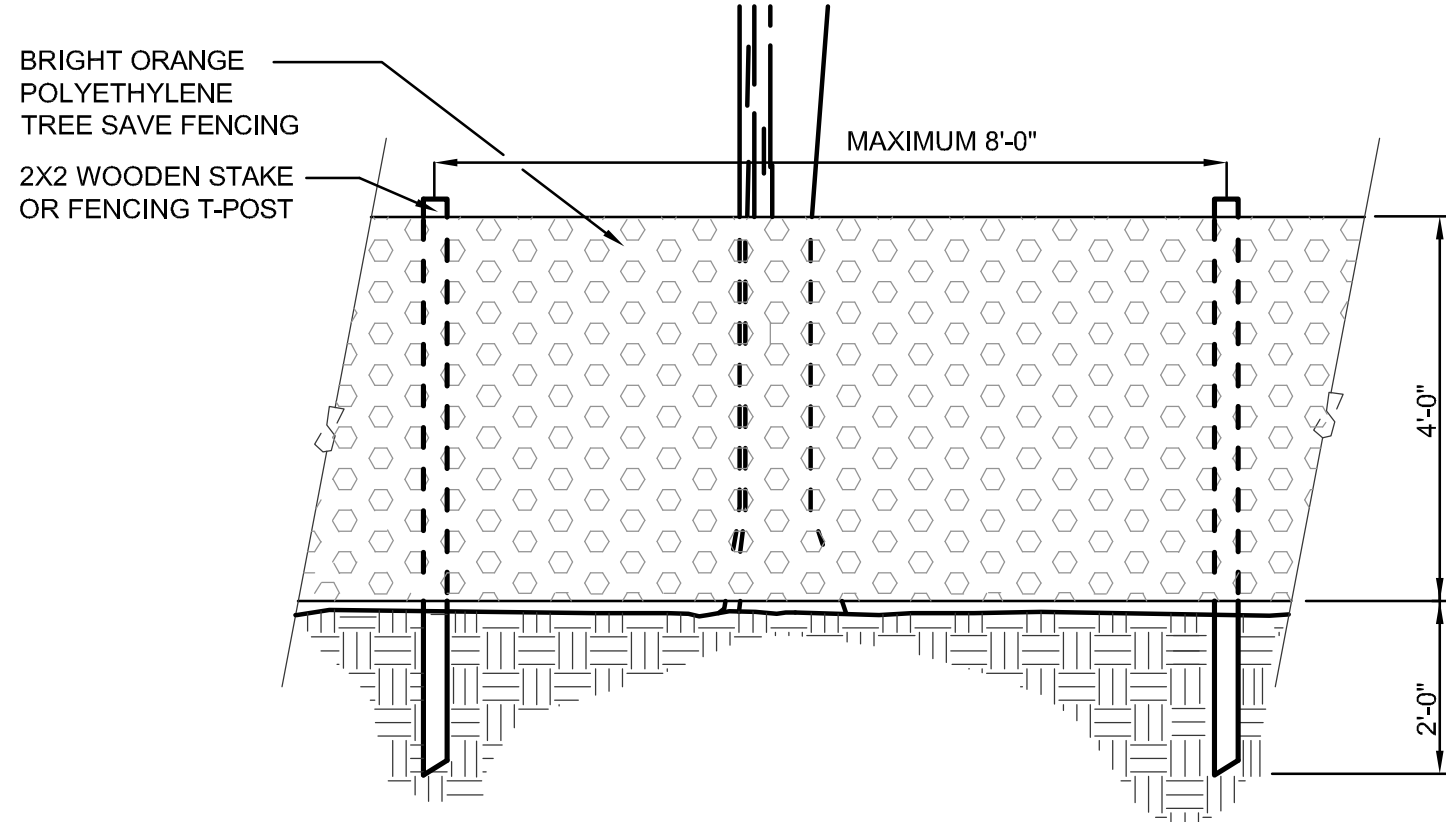
TREE PROTECTION:

A. PRIOR TO CONSTRUCTION, ALL PROTECTED TREES AS SHOWN ON THE DEMOLITION PLANS SHALL BE CLEARLY MARKED WITH A BARRIER CONSISTING OF A 4' BARRICADE FENCE OR APPROVED EQUIVALENT TO PROTECT THE AREA UNDER THE CANOPY OF DRIP LINE OF ANY PROTECTED TREE OR GROUP OF PROTECTED TREES. IF WORK IS SCHEDULE TO OCCUR WITHIN THE DRIPLINE OF A PROTECTED TREE, OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT, AND INSTALL THE PROTECTION FENCING AT THE EDGE OF THE SCHEDULED WORK.

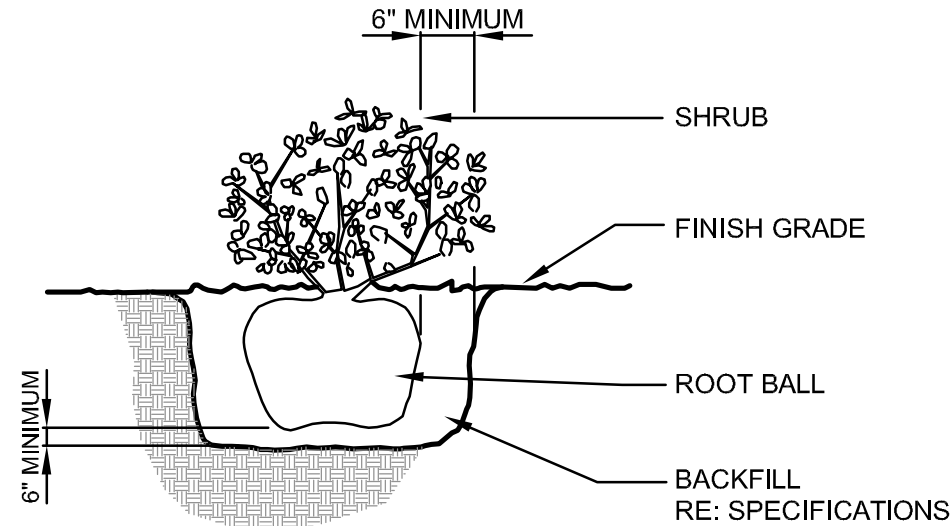
B. DURING CONSTRUCTION, THE BUILDER SHALL PROHIBIT THE CLEANING OF EQUIPMENT OR STORAGE OF MATERIALS AND THE DISPOSAL OF ANY WASTE MATERIAL, INCLUDING, BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC., UNDER THE CANOPY OR DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.

C. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

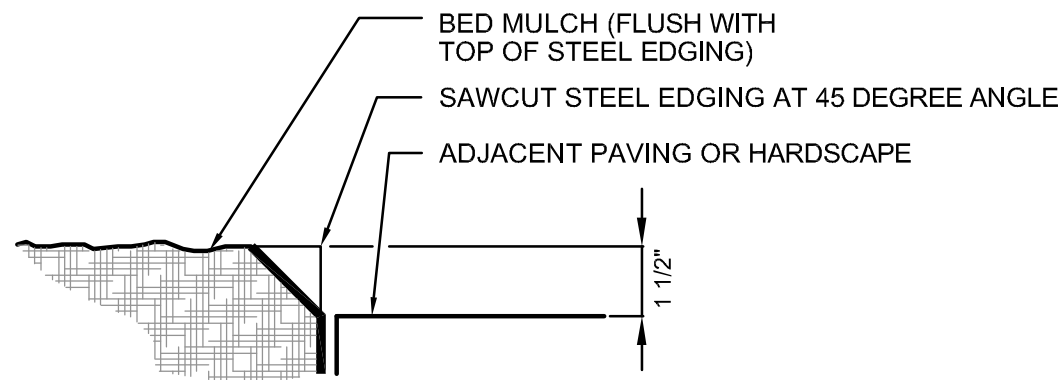
D. IN ADDITION, CONTRACTOR WILL BE RESPONSIBLE FOR ANY PROTECTED TREE WHICH DIES OR IS DAMAGED DUE TO CONTRACTOR NEGLIGENCE. VALUE OF DEAD AND/OR DAMAGED PROTECTED TREE SHALL BE DETERMINED USING THE "GUIDE FOR PLANT APPRAISAL" PREPARED UNDER CONTRACT BY THE COUNCIL OF TREE AND LANDSCAPE APPRAISERS AND EDITED, PUBLISHED AND COPYRIGHTED BY THE INTERNATIONAL SOCIETY OF ARBORCULTURE, NINTH EDITION, 2000.



A **TREE PROTECTION DETAIL**
SCALE: N.T.S. SECTION/ELEVATION



C **SHRUB PLANTING DETAIL**
SCALE: N.T.S. SECTION/ELEVATION



E **STEEL EDGING ADJACENT TO PAVING [TYP.]**
SCALE: N.T.S. SECTION/ELEVATION

CITY OF UNIVERSITY PARK (PD-33) LANDSCAPE REQUIREMENTS

- 4 STREET TREES** (LOVERS LANE 175 I.F.) - **REQUIRED 4 PROVIDED 4**
ONE TREE, MINIMUM 3.5" DIAMETER AND 14' HEIGHT, MUST BE PROVIDED FOR EVERY 50' OF STREET FRONTAGE, WITH MINIMUM OF ONE TREE REQUIRED. MUST BE LOCATED WITHIN 30' OF THE STREET CURB
- 4 STREET TREES** (HYER - NORTH 175 I.F.) - **REQUIRED 4 PROVIDED 4 (2 PROPOSED & 2 EXISTING)**
ONE TREE, MINIMUM 3.5" DIAMETER AND 14' HEIGHT, MUST BE PROVIDED FOR EVERY 50' OF STREET FRONTAGE, WITH MINIMUM OF ONE TREE REQUIRED. MUST BE LOCATED WITHIN 30' OF THE STREET CURB
- 5 STREET TREES** (HYER - SOUTH 255 I.F. [DEDUCT 22' I.F. DRIVE]) - **REQUIRED 5 PROVIDED 5 (4 PROPOSED & 1 EXISTING)**
ONE TREE, MINIMUM 3.5" DIAMETER AND 14' HEIGHT, MUST BE PROVIDED FOR EVERY 50' OF STREET FRONTAGE, WITH MINIMUM OF ONE TREE REQUIRED. MUST BE LOCATED WITHIN 30' OF THE STREET CURB
- 5 STREET TREES** (GRASSMERE LANE 255 I.F.) - **REQUIRED 5 PROVIDED 5**
ONE TREE, MINIMUM 3.5" DIAMETER AND 14' HEIGHT, MUST BE PROVIDED FOR EVERY 50' OF STREET FRONTAGE, WITH MINIMUM OF ONE TREE REQUIRED. MUST BE LOCATED WITHIN 30' OF THE STREET CURB
- X SIDEWALKS** - NON-RESIDENTIAL SUBDISTRICTS - MUST BE 4' WIDE MINIMUM AND LOCATED BETWEEN 5' THE BACK OF THE STREET CURB.
- X OFF-STREET PARKING AND SCREENING REQUIREMENTS** - SURFACE PARKING SCREEN - ALL SURFACE PARKING MUST BE SCREENED FROM ALL PUBLIC STREETS BY ONE OR A COMBINATION OF THE FOLLOWING AND MUST BE MINIMUM OF 3.5' ABOVE THE PARKING SURFACE
- EARTHEN BERM COVERED WITH GRASS OR GROUND COVER; NO SLOPE TO EXCEED 3:1
 - SOLID WOOD OR MASONRY FENCE OR WALL
 - HEDGE-LIKE EVERGREEN PLANT MATERIAL RECOMMENDED FOR LOCAL AREA USE IN A 3' WIDE BED, WITH A MINIMUM SOIL DEPTH OF 24", AND PLANTED 24" O.C. THE EVERGREEN PLANT MATERIAL SHOULD ALSO BE ABLE TO ESTABLISH A SOLID APPEARANCE IN 3 YEARS, OR ALTERNATE DENSITY WITH SAME CAPABILITIES.
- PROVIDED:** EVERGREEN PLANT MATERIAL
- X SCREENING OF OFF-STREET PARKING**-MUST BE SCREENED FROM RESIDENTIAL ADJACENCY. MINIMUM 6' HEIGHT.
- SOLID WOOD OR MASONRY FENCE OR WALL
 - HEDGE-LIKE EVERGREEN PLANT MATERIAL RECOMMENDED FOR LOCAL AREA USE IN A 3' WIDE BED, WITH A MINIMUM SOIL DEPTH OF 24", AND PLANTED 24" O.C. THE EVERGREEN PLANT MATERIAL SHOULD ALSO BE ABLE TO ESTABLISH A SOLID APPEARANCE IN 3 YEARS, OR ALTERNATE DENSITY WITH SAME CAPABILITIES.
- PROVIDED:** EXISTING 6' WOOD FENCE EXISTS ON ADJACENT MF-2 PROPERTY.
- X SCREENING OF ATHLETIC FIELDS**-MUST BE SCREENED FROM PUBLIC STREETS, ALLEYS, AND ADJACENT PROPERTIES. MINIMUM 6' HEIGHT.
- ADJACENT PUBLIC STREETS AND ADJACENT PROPERTIES PROVIDE SOLID WOOD OR MASONRY WALL OR ORNAMENTAL FENCING WITH HEDGE-LIKE SHRUBS
 - ADJACENT TO ALLEY PROVIDE 6' ORNAMENTAL FENCING
- PROVIDED:** 6' WOOD FENCE AT ADJACENT MF-2 & G2 ZONED PROPERTIES, 6' ORNAMENTAL FENCE WITH SHRUBS AT PUBLIC STREET, & 6' ORNAMENTAL FENCE AT ALLEY.
- X GR AND MF-2 SUBDISTRICTS:** SIDE YARD SETBACK = 5'

PLANT LIST

KEY	QUANTITY (LANDSCAPE ARCHITECT'S ESTIMATE ONLY)	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CP	15	CHINESE PISTACHE	<i>Pistacia chinensis</i>	100 gallon; Minimum 3.5" caliper x 14' height x 5' spread	Container-grown; full head; branching at ± 6'; matched.
NRS	27	NELLIE R. STEVENS HOLLY	<i>Ilex x 'Nellie R. Stevens'</i>	15 gallon; Minimum 4' height X 2 1/2' spread.	Container-grown; full-to-ground; Plant 6'-0" o.c.
DBH	614	DWARF BURFORD HOLLY	<i>Ilex cornuta 'Dwarf Burford'</i>	5 gallon; Minimum 24" height X 24" spread	Full-to-ground; plant 24" o.c.
LOR	30	RED DIAMOND™ MIDSIZE LOROPETALUM	<i>Loropetalum chinense 'Shang-Red'</i>	5 gallon; Minimum 24" height X 24" spread	Full-to-ground; plant 48" o.c.
GL	257	GIANT LIRIOPE	<i>Liriope gigantea</i>	1 gallon	Full; plant 18" o.c.

GENERAL NOTES:

- QUANTITIES SHOWN ON PLANT LIST ARE LANDSCAPE ARCHITECT'S ESTIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO BIDDING. CONTRACTOR SHALL BE RESPONSIBLE FOR BIDDING AND PROVIDING QUANTITY OF PLANTS REQUIRED AT SPACING DESIGNATED FOR BED SIZES AND CONFIGURATIONS SHOWN ON PLANS REGARDLESS OF QUANTITIES DESIGNATED ON PLANT LIST.
- ALL SIZE REQUIREMENTS AND CONTAINER SIZES FOR PLANT MATERIALS SHOWN ON THE PLANT LIST MUST BE MET AS MINIMUM. IF ANY SPECIFIC REQUIREMENT CANNOT BE MET (I.E., IF A 100 GALLON TREE CANNOT MEET THE SPECIFIED CALIPER REQUIREMENT), THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO BIDDING. THE CONTAINER SIZE MUST BE MET REGARDLESS WHETHER THE SPECIFIED SIZES CAN BE REACHED WITH A SMALLER SIZE CONTAINER.
- CONTRACTOR TO REPAIR ALL LANDSCAPE AREAS DISTURBED BY CONSTRUCTION OPERATIONS. PROVIDE SOLID SOD GRASS AND REPAIR EXISTING IRRIGATION SYSTEM IF NECESSARY. APPLIES TO ALL ALTERNATES TOO.
- ALL LANDSCAPING WILL BE WATERED BY AN AUTOMATIC UNDERGROUND WATERING SYSTEM.

HPISD PLAYFIELD AND PARKING LOT UNIVERSITY PARK, TEXAS

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DATE NO. REVISIONS

LANDSCAPE NOTES AND DETAILS

PROJECT MANAGER: MTP PROJECT DESIGNER: MTP

DRAWN BY: MTP CHECKED BY: DCB

ISSUE DATE: April 17, 2017 SCALE: AS NOTED

IRRIGATION DESIGNER

IRRIGATION DESIGNER

IRRIGATION DESIGNER

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SHEET TITLE

HARDSCAPE DETAILS

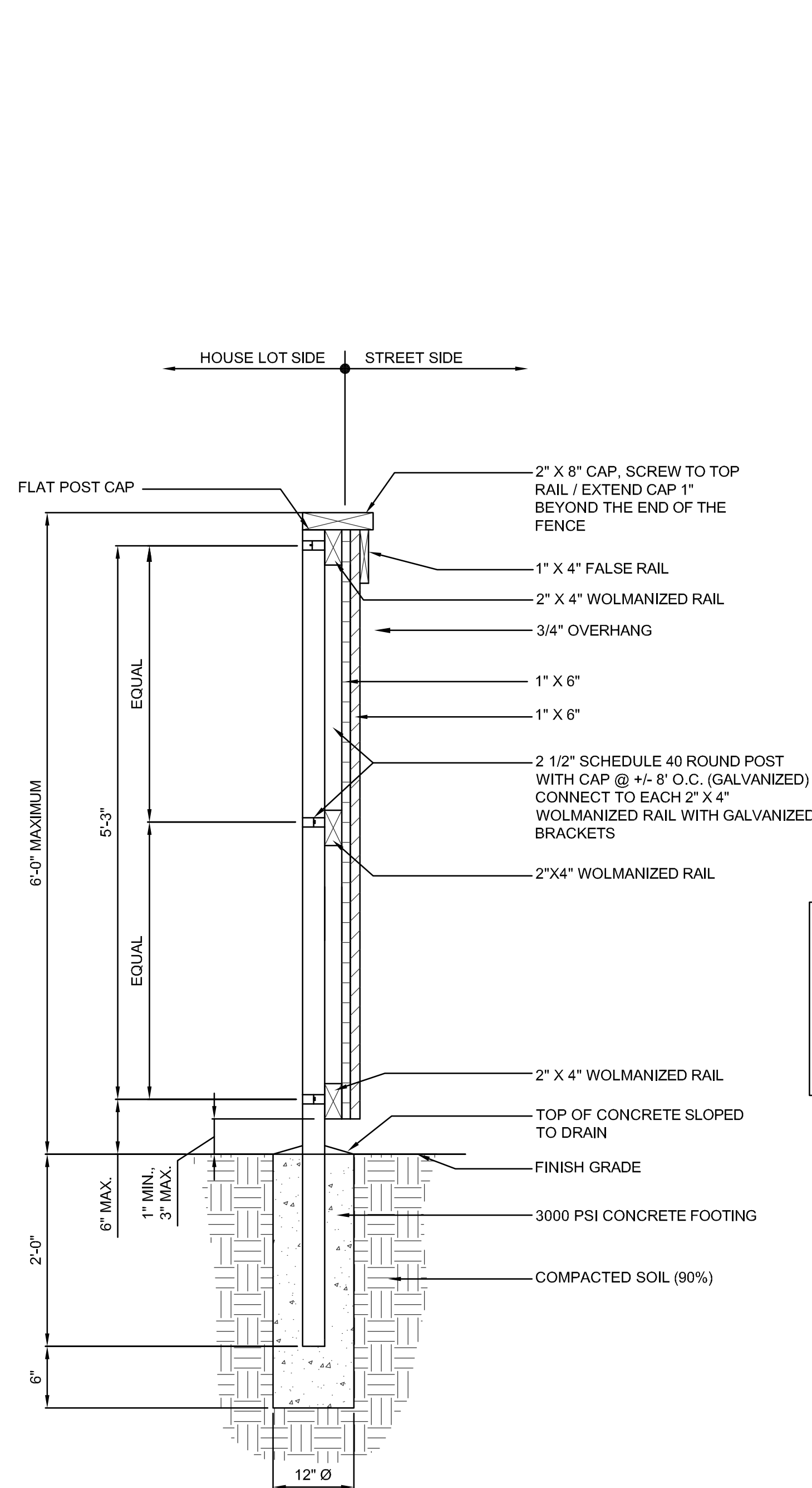
PROJECT MANAGER: MTP PROJECT DESIGNER: MTP

DRAWN BY: MTP CHECKED BY: DCB

ISSUE DATE: April 17, 2017 SCALE: AS NOTED

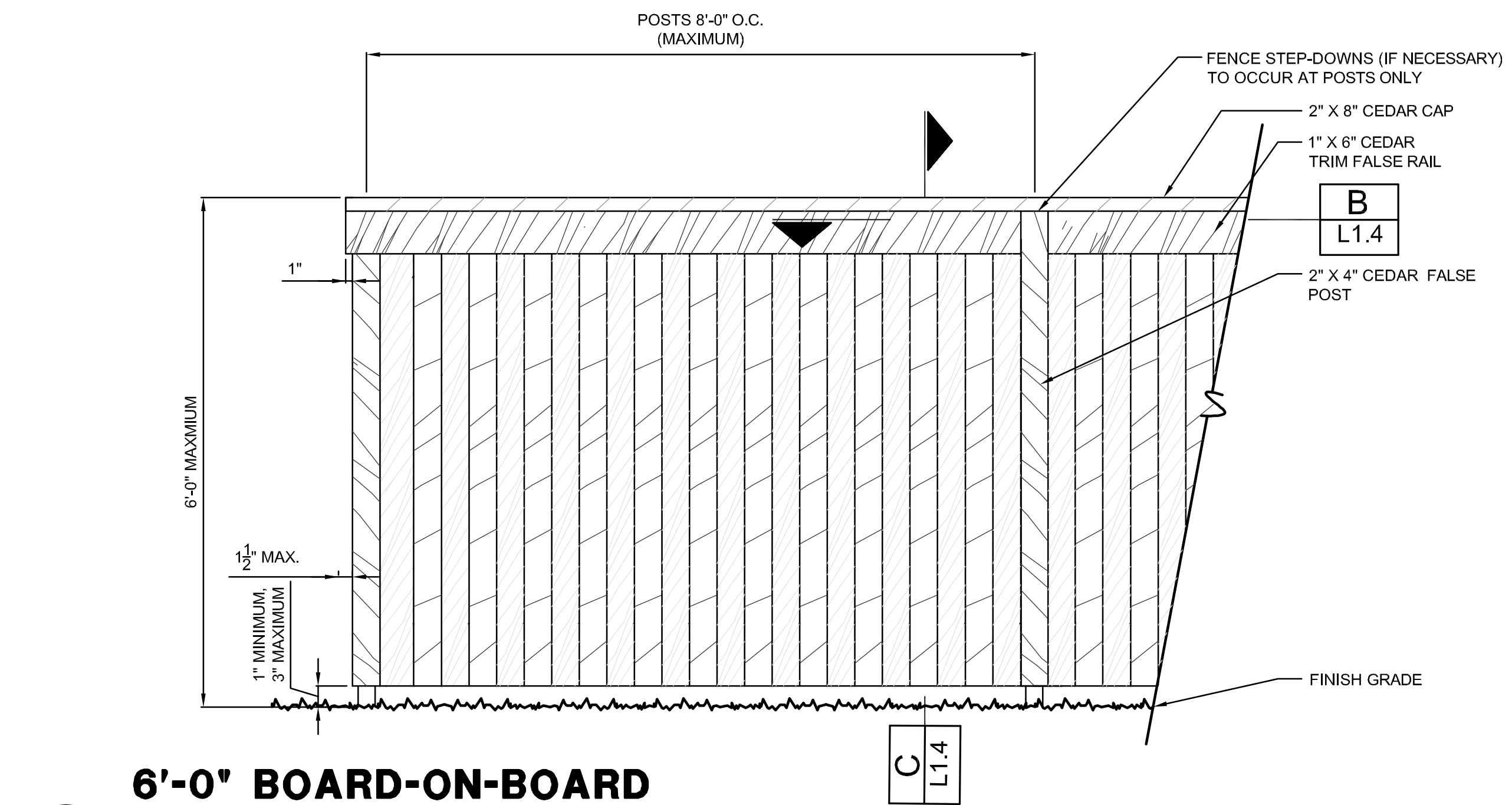
SHEET REFERENCE

L1.4

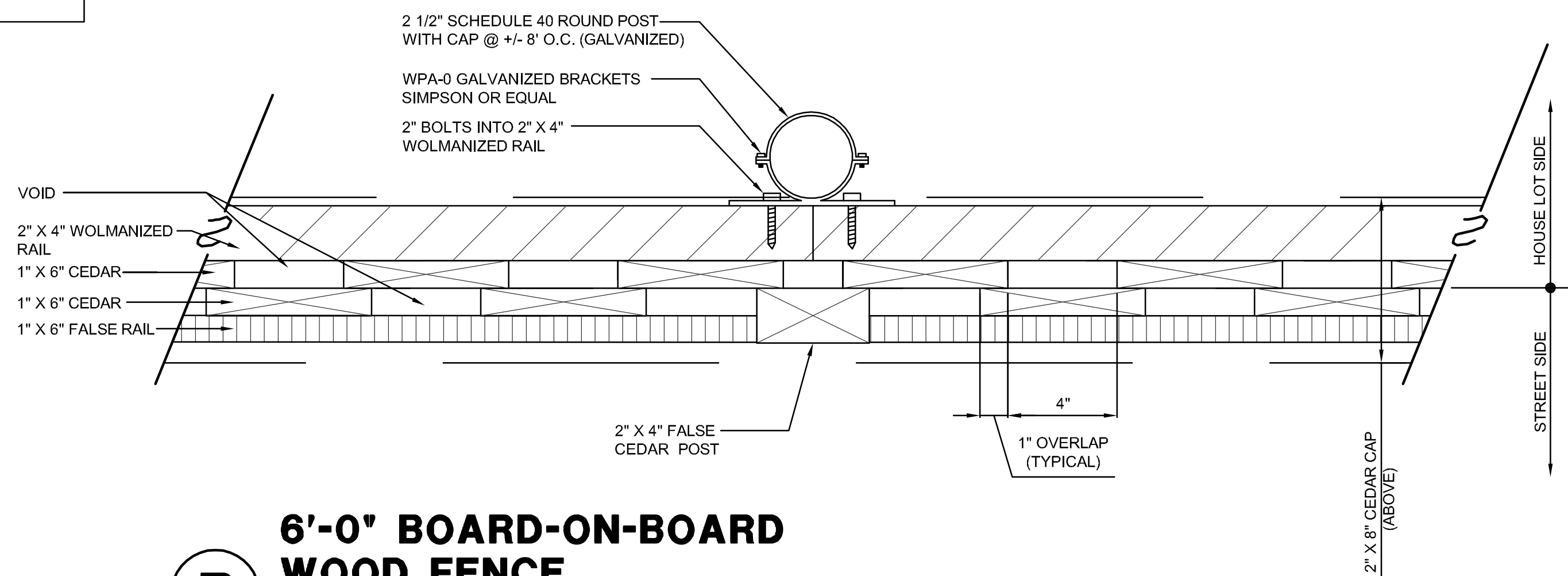


C **6'-0" BOARD-ON-BOARD
WOOD FENCE**
SCALE: 1"=1'-0" SECTION

- WOOD FENCE NOTES:**
1. ALL WOOD FACE MEMBERS SHALL BE WESTERN RED CEDAR, COMMON, NO. 1 GRADE, KNOT FREE
 2. ALL RAILS TO BE WOLMANIZED
 3. TREAT WITH CEDAR NATURAL TONE OLYMPIC SEMI-TRANSPARENT STAIN



A **6'-0" BOARD-ON-BOARD
WOOD FENCE**
SCALE: 3/4" = 1'-0" ELEVATION



B **6'-0" BOARD-ON-BOARD
WOOD FENCE**
SCALE: 3" = 1'-0" PLAN/SECTION

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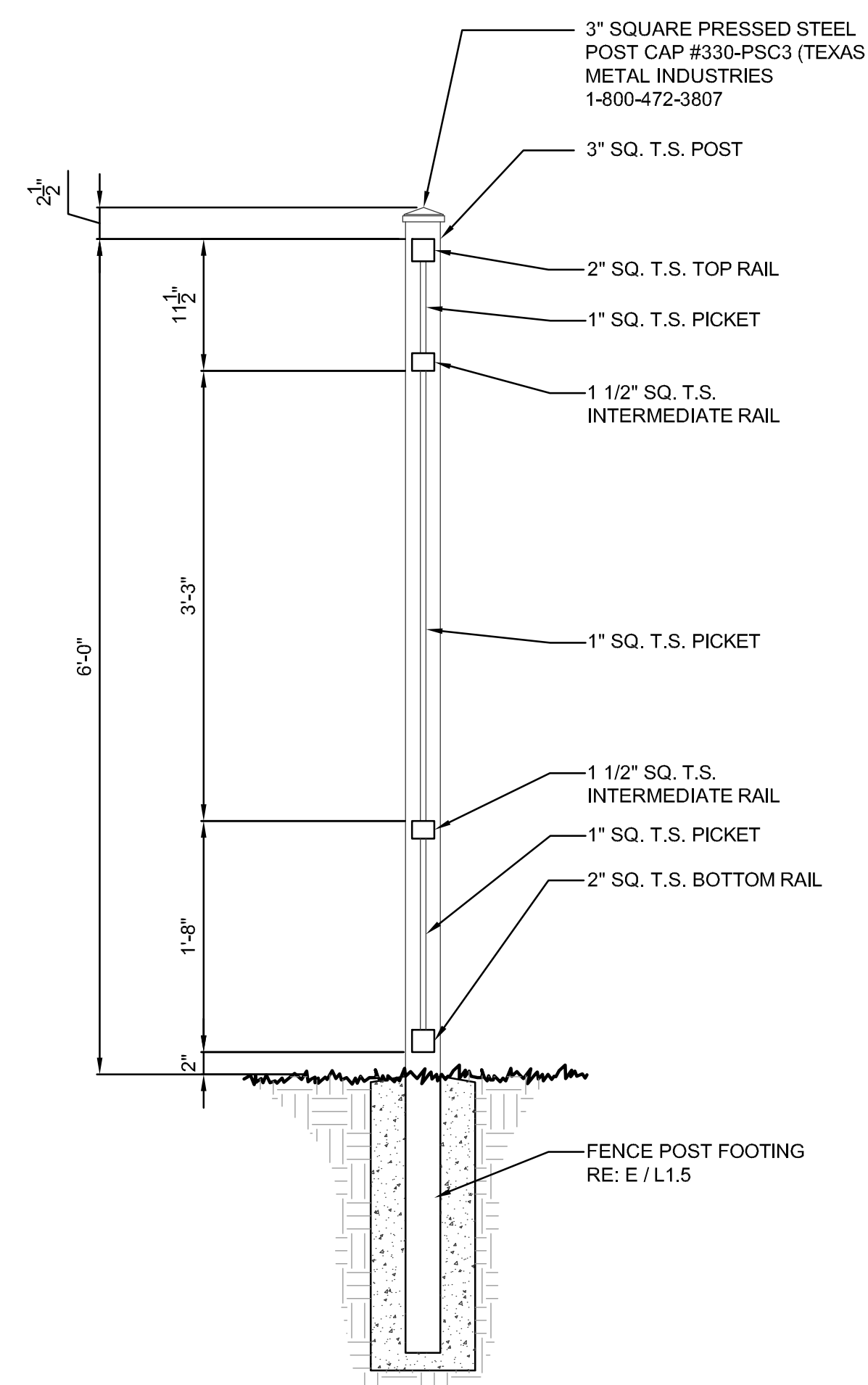
HARDSCAPE DETAILS

PROJECT MANAGER: MTP PROJECT DESIGNER: MTP

DRAWN BY: MTP CHECKED BY: DCB

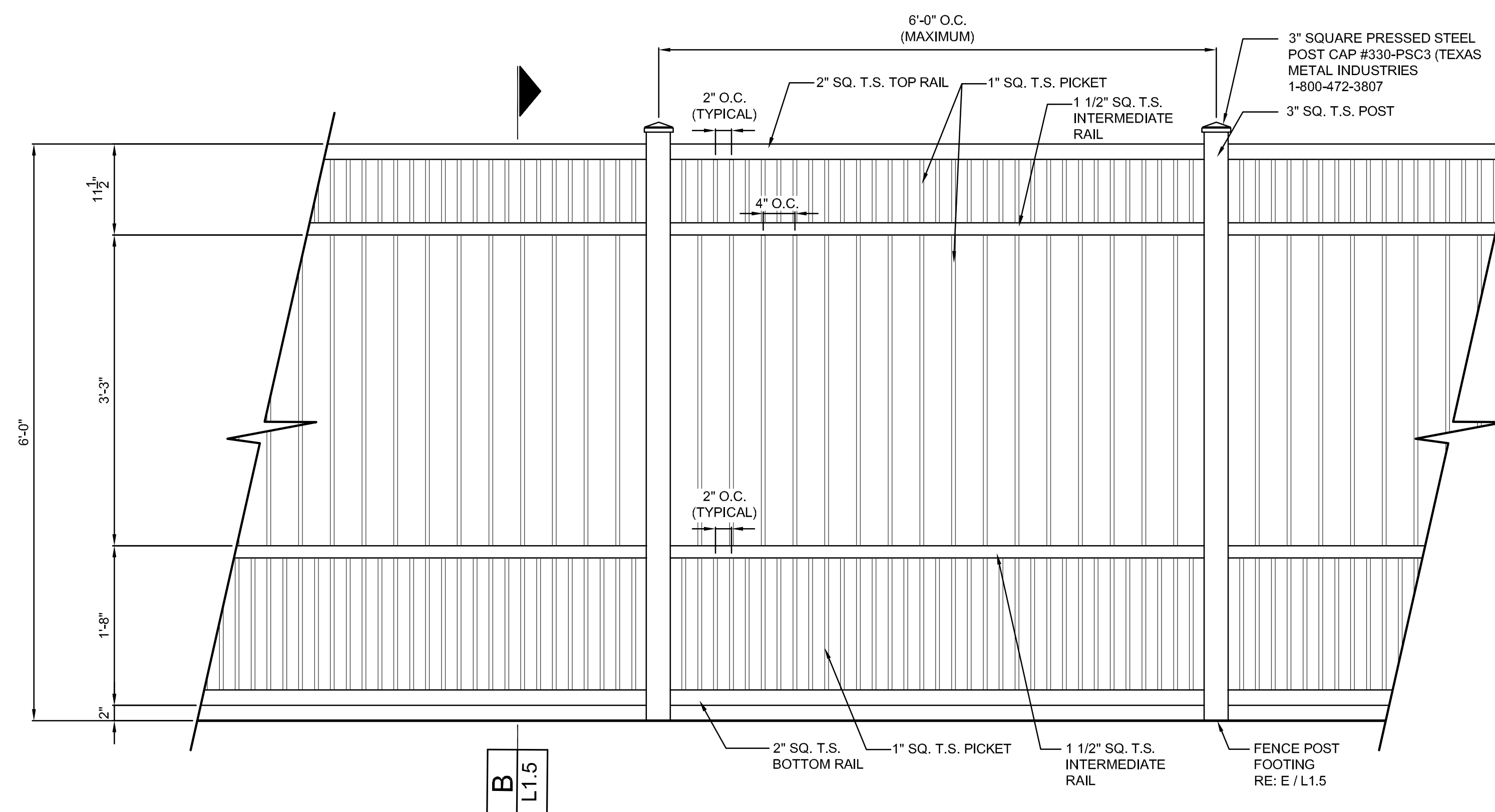
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L1.5



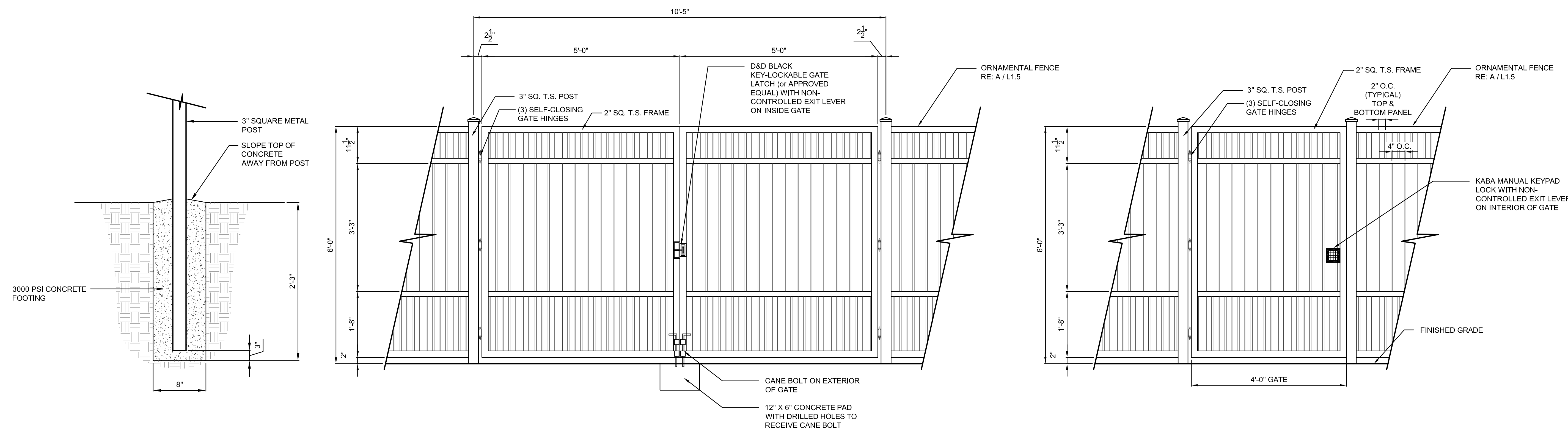
ORNAMENTAL FENCING NOTES:

1. FENCING TO BE PAINTED BLACK.
2. GRIND ALL WELDS SMOOTH PRIOR TO PAINTING.
3. SUBMIT SHOP DRAWINGS FOR LANDSCAPE ARCHITECT'S APPROVAL



B ORNAMENTAL FENCE
SCALE: 1"=1'-0"
SECTION

A ORNAMENTAL FENCE
SCALE: 1"=1'-0"
ELEVATION



E FENCE POST FOOTING
SCALE: 1 1/2"= 1'-0"
SECTION

D MAINTENANCE GATE
SCALE: 3/4"=1'-0" EXTERIOR ELEVATION

C PEDESTRIAN GATE
SCALE: 3/4"=1'-0" EXTERIOR ELEVATION

ORDINANCE NO. 17-013

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, SO AS TO AMEND THE DETAILED SITE PLAN FOR PLANNED DEVELOPMENT DISTRICT 33 "PD-33", ATTACHED HERETO AS EXHIBIT "B", FOR THE PROPERTY DESCRIBED AS LOTS 9-11 AND 18-20, BLOCK 1, AND LOTS 7-11 AND 18-22, BLOCK 2, TROTH AND BOSWELL SUBDIVISION, AN ADDITTON TO THE CITY OF UNIVERSITY PARK, DALLAS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILTY 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 16th day of May 2017.

APPROVED:

OLIN B. LANE, MAYOR

ATTEST:

CHRISTINE GREEN, CITY SECRETARY