

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF UNIVERSITY PARK, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 17 “PD-17” BY APPROVING AN AMENDED DETAILED SITE PLAN TO AUTHORIZE AN ADDITION TO THE NORTHWEST CORNER OF THE EXISTING HIGHLAND PARK HIGH SCHOOL BUILDING AT 4220 EMERSON AVENUE; 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 by publication and otherwise and conducted the public hearings required by law, and the City Council is of the opinion and finds that the Detailed Site Plan for PD-17 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 Planned Development District 17 “PD-17” is hereby amended by approval of 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 addition to the northwest corner of the existing Highland Park High School building at 4220 Emerson Avenue (the “Northwest Addition”), such plan being attached hereto as Exhibit "A" and made a part hereof for all purposes, the same as if fully copied herein.

SECTION 2. That the approval of the amended Detailed Site Plan is subject to the following special conditions:

A. The Northwest Addition shall be constructed in accordance with the approved amended Detailed Site Plan (Exhibit “A”), all conditions of the ordinance approving PD-17 and all conditions of previous ordinances amending PD-17 or an approved detailed site plan, except as amended hereby, and all other provisions of the Comprehensive Zoning

Ordinance and other Codes and ordinances of the City of University Park that are applicable;

B. The Northwest Addition shall be constructed and placed in accordance with the amended detailed site plan.

C. The height of the building shall not exceed 47' 3 3/4" at any point; the total floor area will not exceed 105,251 square feet; the building will have the same setback on the west side as the existing building off Douglas Avenue.

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

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

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

G. 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.

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

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

J. Within six months of completion of construction of the Northwest Addition and the replacement parking lot, HPISD will provide, at its cost, the City with a traffic study of the streets abutting both sites.

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

SECTION 4. 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 5. 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 6. 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/6/26/17/87440)

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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

