

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, TO REZONE FROM MF-2 AND ADD LOTS 3, 4, 5A, 5B, 6A AND 6B, BLOCK 1, J. W. HALSELL ADDITION, AN ADDITION TO THE CITY OF UNIVERSITY PARK, DALLAS COUNTY, TEXAS, TO PLANNED DEVELOPMENT DISTRICT 33 "PD-33"; APPROVING A CONCEPTUAL SITE PLAN TO PROVIDE PLAYFIELD AND PARKING LOT USES; 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 to add the property described as Lots 3, 4, 5A, 5B, 6A and 6B, Block 1, J. W. Halsell Addition, an Addition to the City of University Park, Dallas County, Texas (the "site") to Planned Development District No. 33 "PD-33" for surface parking lot and playfield uses for the Highland Park Independent School District ("HPISD").

SECTION 2. That the conceptual site plan attached hereto as Exhibit "A" is hereby approved as the conceptual site plan for this added portion of PD-33, as required by Section 17-101 (1) of the Comprehensive Zoning Ordinance of the City of

University Park, Texas, subject to the following special conditions:

- a. The property shall be permanently developed only in conformance with the requirements of this ordinance and the approved Detailed Site Plan;
- b. The temporary uses permitted by this ordinance shall be discontinued not less than 60 months after the effective date of this ordinance;
- c. The contractor shall provide a flagman at the entry to the site to control traffic on Lovers Lane and going to and from the construction lot during construction, in accordance with requirements of the Public Works Department;
- d. When the temporary uses are terminated and the site is ready to be permanently developed, before a building permit is issued, the owner shall present to the City a Detailed Site Plan for the development, containing all the elements required at that time for a Detailed Site Plan;
- e. Any requested use not specified herein shall require further amendment of PD-33 as it applies to this site;
- f. The development shall be subject to the approved landscape plan, to be approved and attached as part of the Detailed Site Plan;
- g. The Detailed Site Plan must be reviewed by the Planning and Zoning Commission and approved by the City Council, but an additional public hearing is not required;
- h. A construction fence around the site is required during the temporary uses permitted hereby and shall be 72" in height, opaque, constructed of wood and painted dark green or black;

i. All sides of the playfield or parking lot, except the alley side shall be screened with landscape materials a minimum 24" in height at the time of planting;

j. A minimum 48" sidewalk meeting City standards shall be installed on the Lovers Lane side;

k. 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, provided construction materials piles and the surface of the lot are watered down as needed to prevent blowing dust. 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);

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

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

n. 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,

o. 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. 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 or any part thereof other than the part declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance.

SECTION 5. 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. 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/10-02-17/91136)**

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Duly passed by the City Council of the City of University Park, Texas, on the ____ day of _____ 2017.

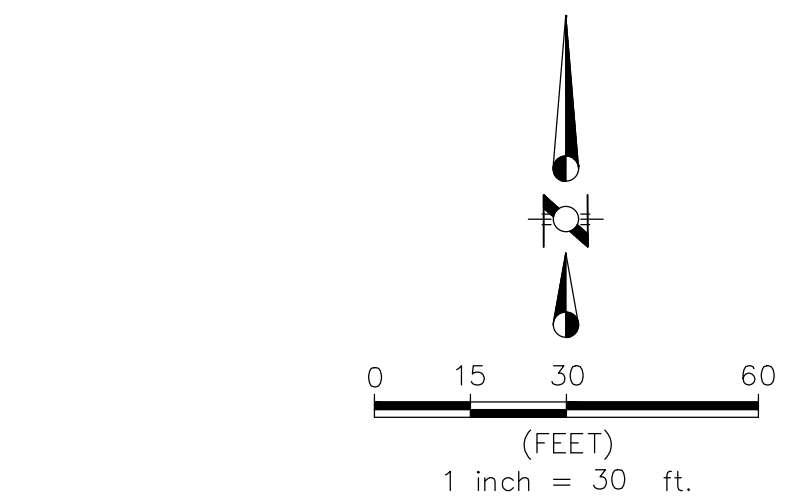
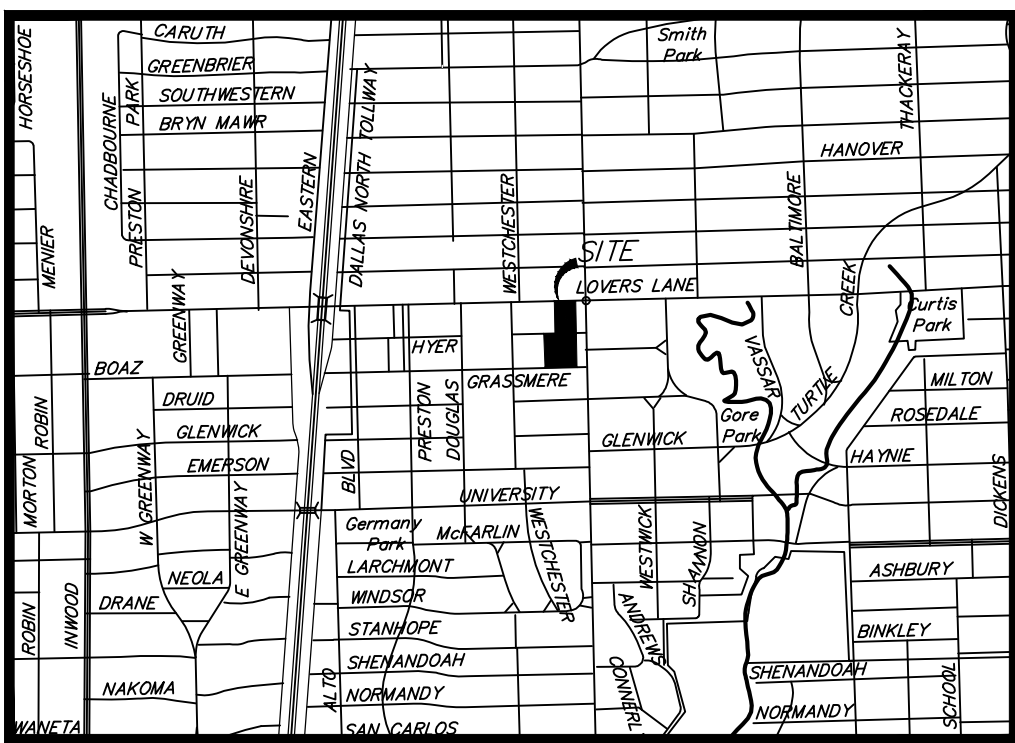
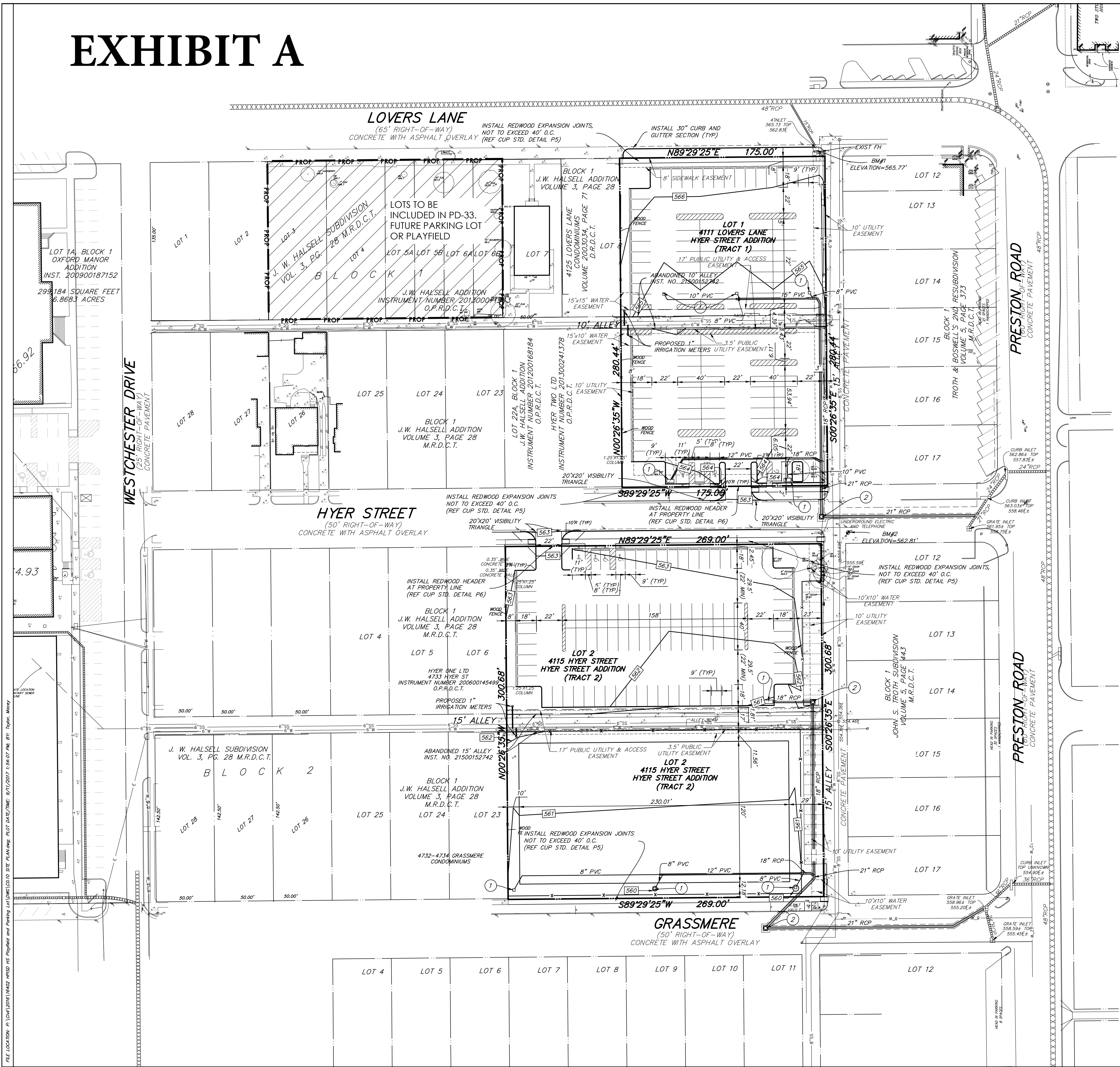
APPROVED:

OLIN B. LANE, MAYOR

ATTEST:

CHRISTINE GREEN, CITY SECRETARY

EXHIBIT A



- LEGEND**
- PROPOSED CURB
 - LIMITS OF PAVEMENT SAWCUT
 - PROPOSED GRATE INLET
 - PROPOSED STORM MH
 - FUTURE PARKING OR PLAYFIELD

SITE DATA SUMMARY TABLE

LOTS 1 & 2, BLOCK 1

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.

TDLR PROJECT NO.: EABPRJB7817713

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')

REMOVAL OF SANITARY SEWER LATERALS & WATER METERS		
LOCATION	TYPE	DISTANCE
4113 LOVERS LANE	SS LAT	106.5' E.O.W.
	WTR METER	98' E.O.W.
	WTR METER	100' E.O.W.
4112 HYER STREET	SS LAT	74.5' E.O.W.
	WTR METER	9' E.O.W.
	WTR METER	84.75' E.O.W.
4113 HYER STREET	SS LAT	86.5' E.O.W.
	WTR METER	148.5' E.O.W.
	WTR METER	141.2' E.O.W.
4112 GRASSMERE LANE	SS LAT	199.5' E.O.W.
	WTR METER	127.7' E.O.W.
	WTR METER	129.6' E.O.W.
4120 GRASSMERE LANE	SS LAT/CO	65.9' E.O.W.
	WTR METER	5' E.O.W.

CONCEPT SITE PLAN

HPISD HIGH SCHOOL						
PLAYFIELD AND PARKING LOTS						
RAYMOND L. GOODSON JR. INC.						
CITY OF UNIVERSITY PARK, TEXAS						
DESIGN	DRAWN	DATE	SCALE	XREF	FILE	NO.
RLG	RLG	9/11/17	1"=30'		16	402
JOB NO.	16402	SUBMITTAL: CONCEPT SITE PLAN				