

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. 17 TO PERMIT A NATATORIUM/PROFESSIONAL DEVELOPMENT CENTER ON THE WEST END OF LOT 1A, BLOCK 1 OF THE OXFORD MANOR ADDITION, S. POPPLEWELL SURVEY, ABSTRACT NO. 1145, IN THE CITY OF UNIVERSITY PARK, DALLAS COUNTY, TEXAS, AND COMMONLY KNOWN AS 4236 GRASSMERE LANE; 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. 17, Highland Park Independent School District (HPISD), in part, for the property at the northeast corner of Douglas Avenue and Grassmere Lane, commonly known as 4236 Grassmere Lane, the west end of Lot 1A, Block 1, of the Oxford Manor Addition, S. Popplewell Survey, Abstract No. 1145, City of University Park, Dallas County, Texas, to approve an amended detailed site plan for such tract to permit addition of a Natatorium/Professional Development Center for Highland Park High School.

SECTION 2. That the amended detailed site plan for the portion of PD No. 17 described above, including the landscape plan, is attached hereto as Exhibit “A” and is hereby approved as the detailed site plan for said portion of Planned Development District 17, 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 and recommended approval of the amended site plan.

SECTION 3. That the amendment of this portion of the detailed site plan of Planned Development District No. 17 is subject to the following special conditions:

- a. All permanent improvements in this portion of Planned Development District No. 17 will be constructed and maintained in accordance with the amended detailed site plan attached hereto as Exhibit “A”;
- b. The building façade will match the other buildings on the campus;
- c. Landscape material, including new ornamental trees and shrubs along the Douglas Avenue frontage to buffer the building from the adjacent residences, shall be installed in accordance with the approved landscape plan, provided with adequate irrigation and permanently maintained;
- d. The existing parking spaces abutting the subject site will be maintained in accordance with the amended detailed site plan;
- e. The tallest point of the new building, for the eave over the swimming pool, will not exceed 53’ and the heights of the flat levels of the multi-level roof will not exceed 36’6” for the lower portion and 48’ for the higher portion;
- f. The building will be set back 22.62’ from the west property line (Douglas Avenue) and 21.29’ from the south property line (Grassmere Lane);
- g. The building will be connected to the existing multi-purpose building to the east and will abut the baseball stadium on the north side; and
- e. That except as amended hereby, the special conditions of the ordinance creating, and those of any ordinance amending, PD 17 shall remain in full force and effect.

SECTION 4. That all ordinances of the City of University Park in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. That 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. That 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 every day any such violation shall continue shall be deemed to constitute a separate offense.

SECTION 7. 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 _____ 2018.

APPROVED:

OLIN B. LANE, MAYOR

APPROVED AS TO FORM:

ATTEST:

CITY ATTORNEY
(rld/2-15-18/96220)

CHRISTINE GREEN, CITY SECRETARY



PLANNING AND ZONING SUBMISSION 2017.12.08

Highland Park High School Multi-use Building

4236 Grassmere Lane
Dallas, TX 75205
Located in the City of University Park
Stantec Project 214000528



PROJECT TEAM:

OWNER:
Highland Park ISD

4220 Emerson Ave
Dallas, Texas, 75205
tel: (214) 780-3056

ARCHITECT:
Stantec Architecture Inc.

5717 Legacy Drive Suite 250
Plano, TX 75024-4246
tel: (214) 473-2400

STRUCTURAL ENGINEER:
RLG INC.

12001 N. Central Expy
Suite 300
Dallas, Texas, 75243
tel: (214) 739-8100

CONSTRUCTION MANAGER:
LEE LEWIS CONSTRUCTION, INC.

17177 Preston Road, Suite 160
Dallas, Texas 75248
tel: (972) 818-0700

MECHANICAL ENGINEER:
Stantec Architecture Inc.

5717 Legacy Drive Suite 250
Plano, TX 75024-4246

PLUMBING ENGINEER:
Stantec Architecture Inc.

5717 Legacy Drive Suite 250
Plano, TX 75024-4246

FIRE PROTECTION ENGINEER:
Stantec Architecture Inc.

5717 Legacy Drive Suite 250
Plano, TX 75024-4246

ELECTRICAL ENGINEER:
Stantec Architecture Inc.

5717 Legacy Drive Suite 250
Plano, TX 75024-4246

LIGHTING ENGINEER:
Stantec Architecture Inc.

5717 Legacy Drive Suite 250
Plano, TX 75024-4246

TECHNOLOGY ENGINEER:
MOYE CONSULTING

1255 Corporate Drive, Suite 100
Irving, Texas 75038
tel: (972) 887-5555

CIVIL ENGINEER:
RLG INC.

12001 N. Central Expy
Suite 300
Dallas, Texas, 75243
tel: (214) 739-8100

LANDSCAPE ARCHITECT:
RAMSEY LANDSCAPE ARCHITECTURE

11914 Wishing Well CT
Frisco, Texas, 75035
tel: (972) 335-0889

POOL CONSULTANT:
WATER TECHNOLOGY INC.

3010 LBJ Freeway
Suite 1205
Dallas, Texas, 75234
tel: (972) 919-6122

Seal Block

**PRELIMINARY
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Revision	By	Appd	YYYY.MM.DD
PACKAGE A	Author	Approver	
Issued	By	Appd	YYYY.MM.DD

Title
PD COVER

Project No.
214000528

Scale

Revision

Drawing No.

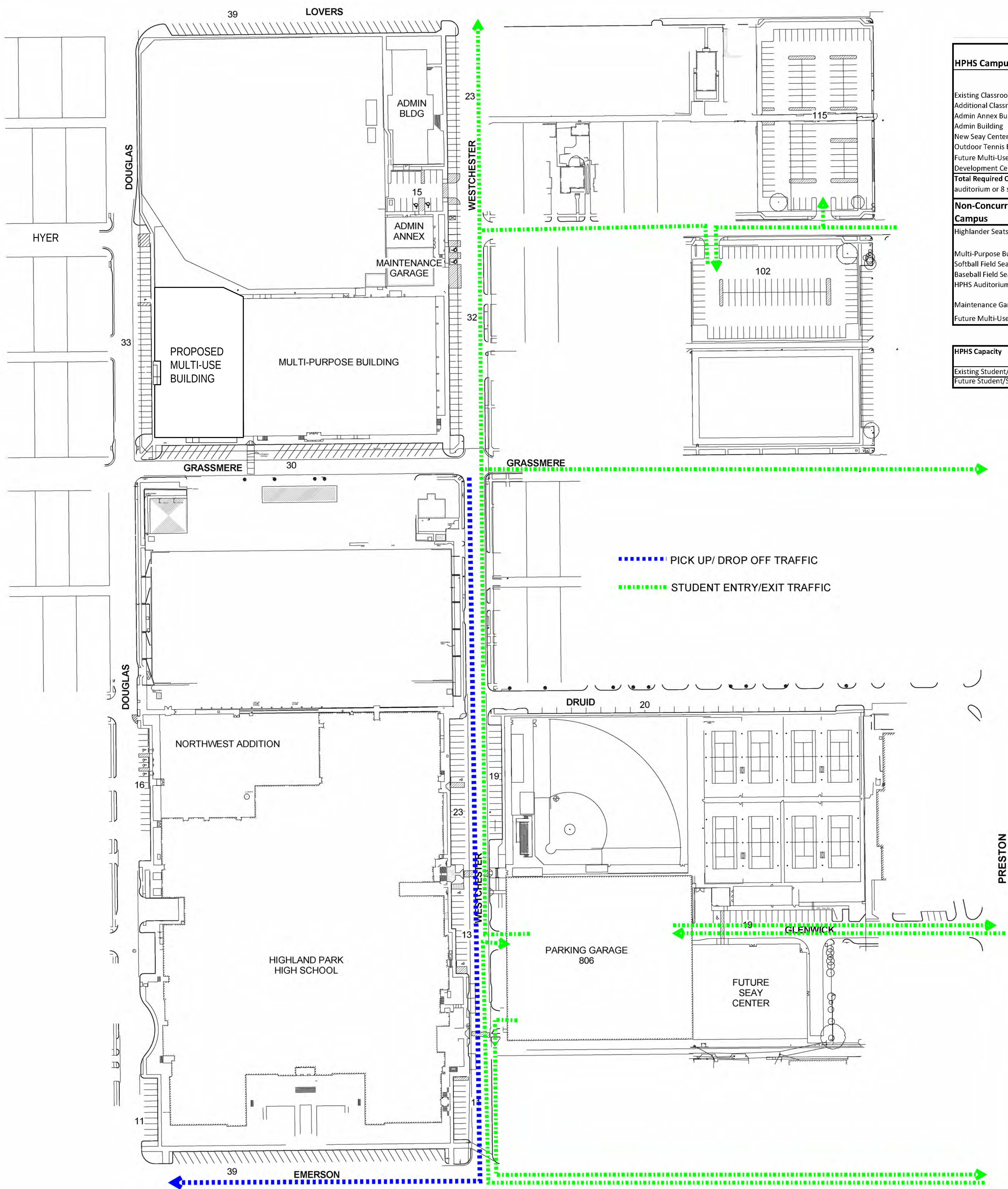
PD001

A
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PD002

CAMPUSWIDE TRAFFIC AND PARKING PLAN
12" = 1'-0"



PARKING SPACE TABLE

HPHS Campus Parking Analysis		Quantity	Required Spaces	Total Required Spaces
Existing Classrooms	69	8 per classroom		552
Additional Classrooms	42	8 per classroom		336
Admin Annex Building	13,168	1 space per 300 SF		44
Admin Building	9,305	1 space per 300 SF		31
New Seay Center	23	1 space per 3 occupants		8
Outdoor Tennis Building	24	1 space per 3 occupants		8
Future Multi-Use Building - Professional Development Center	12,001	1 space per 300 SF		40
Total Required Off Street Parking (one parking space for each 4 seats in the main auditorium or 8 spaces for each classroom, whichever is greater)				1019
Non-Concurrent Use Buildings on Campus		Quantity	Required Spaces	Total Required Spaces
Highlander Seats	8,000	1 space per 4 seats		2000
No parking spaces required. All users of this facility are parked through HS calculations.				
Multi-Purpose Building	162	1 space per 4 seats		41
Softball Field Seating	600	1 space per 4 seats		150
Baseball Field Seating	798	1 space per 4 seats		200
No parking spaces required. Parking covered under Admin Annex				
Maintenance Garage	300	1 space per 4 seats		75
Future Multi-Use Building - Natatorium				

HPHS Capacity	Student Capacity	Staff Capacity	Total Capacity
Existing Student/Staff Count	2,200	207	2,407
Future Student/Staff Count	2,900	230	3,130

On-Street Parking	Existing # of Spaces	Future # of Spaces	Spaces not counted as they are located in the ROW
LOVERS LN	39	0	
EMERSON AVE	39	0	
DOUGLAS AVE	60	0	
GRASSMERE LN	30	0	
GLENWICK	19	0	
DRUID LANE	20	0	
WESTCHESTER DR	121	0	
Total	328	-	
Off-Street Parking			
ADMIN BUILDING PARKING LOT	15	15	
NORTHWEST ADDITION PARKING STRUCTURE	90	0	
LOVERS LN - HYER ST PARKING LOT	806	806	
HYER ST PARKING LOT	-	102	
FUTURE LOVERS LN WEST PARKING LOT	-	57	
Total Parking Spaces	1,239	1095	

- BUS PARKING
- ENTRY FOR FOOTBALL GAMES
- EXIT FOR FOOTBALL GAMES
- PICK UP/ DROP OFF TRAFFIC
- STUDENT ENTRY/EXIT TRAFFIC



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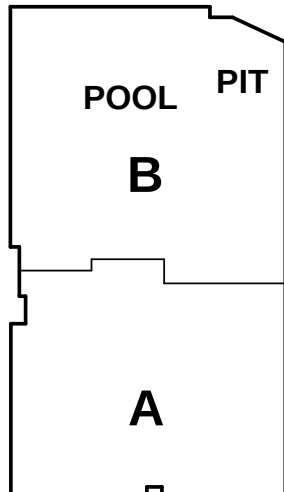
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Consultants

Consultant Type
Consultant Name

Legend



Notes

Revision	By	Appd	YYYY.MM.DD
PLANNING AND ZONING SUBMISSION	Author	Approver	2017.12.08
Issued	By	Appd	YYYY.MM.DD

Permit-Seal

PLANNING AND ZONING
SUBMITTAL 2017.12.08

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Client/Project

Highland Park ISD

Highland Park High School Multi-use Building
4236 Grassmere Ln, Dallas, TX 75205

Title

PARKING AND TRAFFIC PLAN -
CAMPUSWIDE

Project No.

214000528

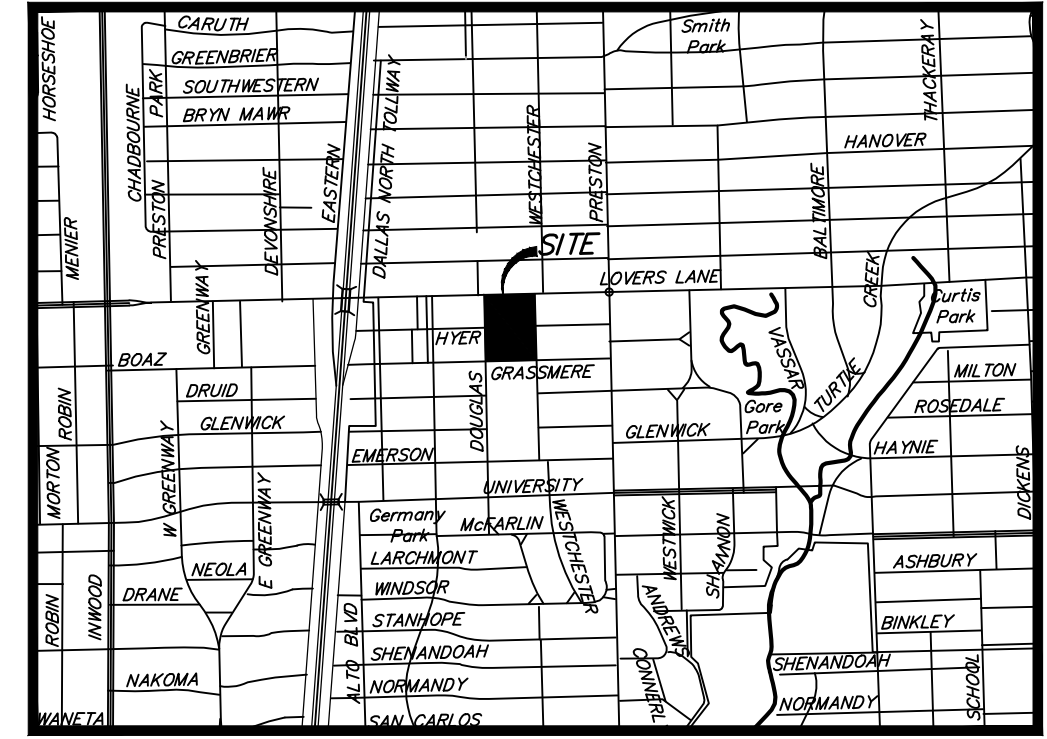
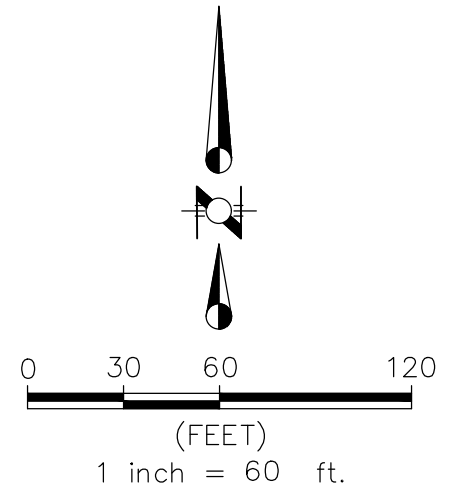
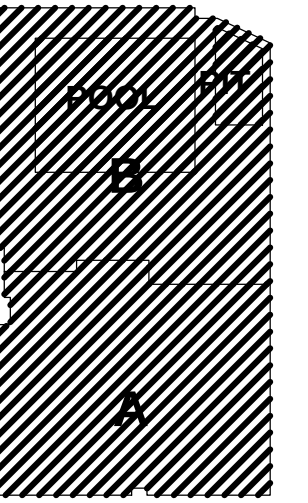
Revision

Scale

12" = 1'-0"

Drawing No.

PD002



VICINITY MAP
NOT TO SCALE

LEGEND

- PROPOSED BUILDING
- PROPOSED CURB
- LIMITS OF PAVEMENT SAWCUT

SITE DATA SUMMARY TABLE

ZONING: PD-17

SITE AREA:
314,997 SF
7.231 ACRES

GROSS FLOOR AREA (GFA): 48,868 SF

BROD. USE:

EDUCATIONAL USE - NATATORIUM, EXERCISE ROOMS, LOCKER ROOMS, ADMINISTRATIVE OFFICES, AND CONFERENCE FACILITIES

BENCHMARKS:

BM#1 - CHISEL MARK ON BARRIER FREE RAMP CENTER ON DOUGLAS AVENUE AT THE NORTHEAST CORNER OF DOUGLAS AVENUE AND GRASSMERE LANE. (ELEVATION = 560.42')

BM#2 - SQUARE FOUND ON A 4' INLET IN THE WEST CURB LINE OF DOUGLAS AVENUE AT THE NORTHWEST CORNER OF DOUGLAS AVENUE AND GRASSMERE LANE. (ELEVATION = 560.95')

RAYMOND L. GOODSON JR., INC.
CONSULTING ENGINEERS
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DALLAS, TEXAS 75244 214/728-8900
E-MAIL: rlg@rlginc.com FIRM REG. F-493

SHEET NO.

C0.10

SITE PLAN

HIGHLAND PARK HIGH SCHOOL
NATATORIUM

STANTEC

CITY OF UNIVERSITY PARK, TEXAS

DESIGN	DRAWN	DATE	SCALE	XREF	FILE	NO.
RLG	RLG	2/9/18	1"=60'	1713.035	1713	035

JOB NO. 1713.035 SUBMITTAL: FINAL CONSTRUCTION DOCUMENT SET

FINAL CONSTRUCTION
DOCUMENT SET 2018.02.09

Client/Project

Highland Park ISD

Highland Park High School Multi-use
Building
4236 Grassmere Ln
Dallas, TX 75205 - Located in the City of University Park

Title
SITE PLAN

Project No.

214000528

Revision

Scale

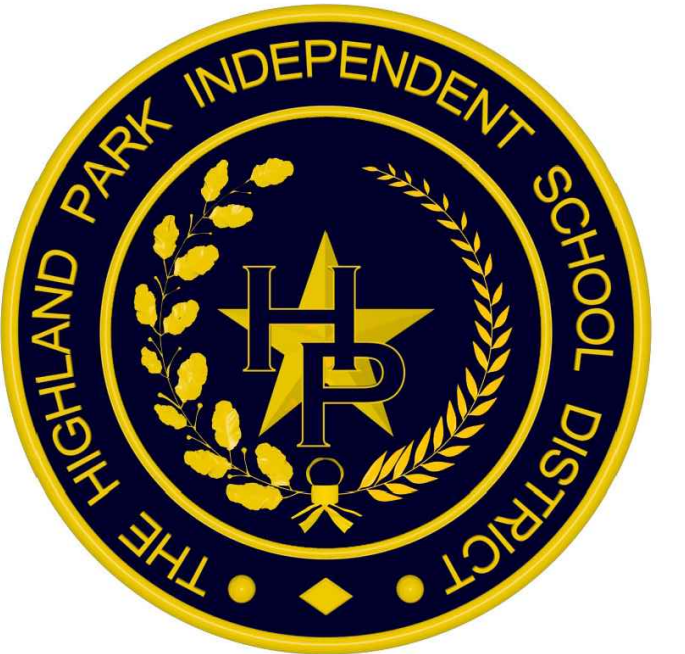
1"=60'

Drawing No.

C0.10

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PRE-DEVELOPED DRAINAGE CALCULATIONS Q=CIA						
DRAINAGE AREA	AREA (ACRES)	C	TIME OF CONC. (MIN)	I ₁₀₀	Q ₁₀₀ (CFS)	REMARKS
1	0.15	0.82	10	8.88	1.06	TO LOVERS LANE
2	1.92	0.44	10	8.88	7.44	TO FIELD DRAINS
3	0.74	0.63	10	8.88	4.08	TO FIELD DRAINS & GRATE INLET
4	1.20	0.71	10	8.88	7.59	TO GRATE INLETS
5	1.40	0.85	10	8.88	10.53	TO WESTCHESTER DR
6	0.58	0.79	10	8.88	4.10	TO DOUGLAS AVE
7	0.07	0.76	10	8.88	0.49	GRASSMERE LANE
8	0.81	0.95	10	8.88	6.48	TO ROOF DRAINS & GRATE INLET
9	0.37	0.83	11	8.88	2.69	TO WESTCHESTER DR
Σ =	7.23			Σ =	41.77	

BM#1 - CHISEL MARK ON BARRIER
FREE RAMP CENTER ON DOUGLAS
AVENUE AT THE NORTHEAST
CORNER OF DOUGLAS AVENUE AND
GRASSMERE LANE.
(ELEVATION = 560.42')

BM#2 - SQUARE FOUND ON A 4' INLET IN THE WEST CURB LINE OF DOUGLAS AVENUE AT THE NORTHWEST CORNER OF DOUGLAS AVENUE AND GRASSMERE LANE. (ELEVATION = 560.95')



PROGRESS SET – FOR REVIEW ONLY
Issued 12/8/17

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

SHEET NO.

C4.00

PRE-DEVELOPED DRAINAGE AREA MAP							
HIGHLAND PARK HIGH SCHOOL							
NATATORIUM							
STANTEC							
CITY OF UNIVERSITY PARK, TEXAS							
DESIGN	DRAWN	DATE	SCALE	XREF	FILE	NO.	
RLG	RLG	12/8/17	1"=30'	1713.035	1713	035	
JOB NO.	1713.035 SUBMITTAL: PLANNING AND ZONING						

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Highland Park ISD

Highland Park High School Multi-use
Building
4236 Grassmere Ln, Dallas, TX 75205

Title
PRE-DEVELOPED DRAINAGE AREA MAP

Scale

Drawing No.

C4.00

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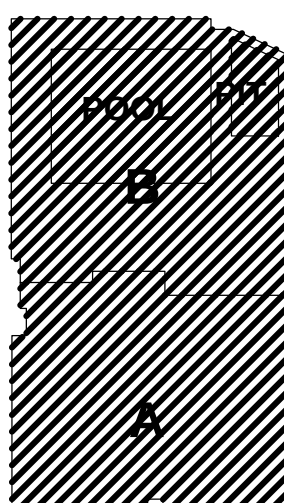
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Legend



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Revision	By	Appd	YYYY/MM/DD
DESIGN DEVELOPMENT	Author	Approver	2017.09.08
Issued	By	Appd	YYYY/MM/DD

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PLANNING AND ZONING
SUBMITTAL 2017.12.08

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Client/Project

Highland Park ISD

Highland Park High School Multi-use Building
4236 Grassmere Ln, Dallas, TX 75205

Title

POST-DEVELOPED DRAINAGE AREA MAP

Project No.

214000528

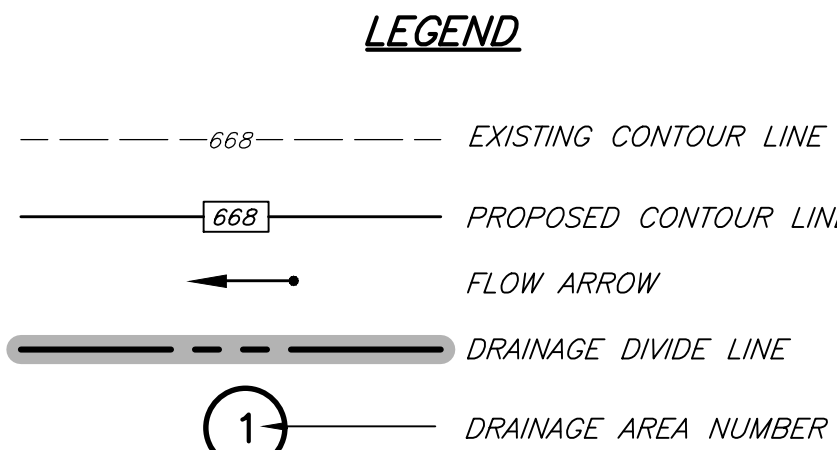
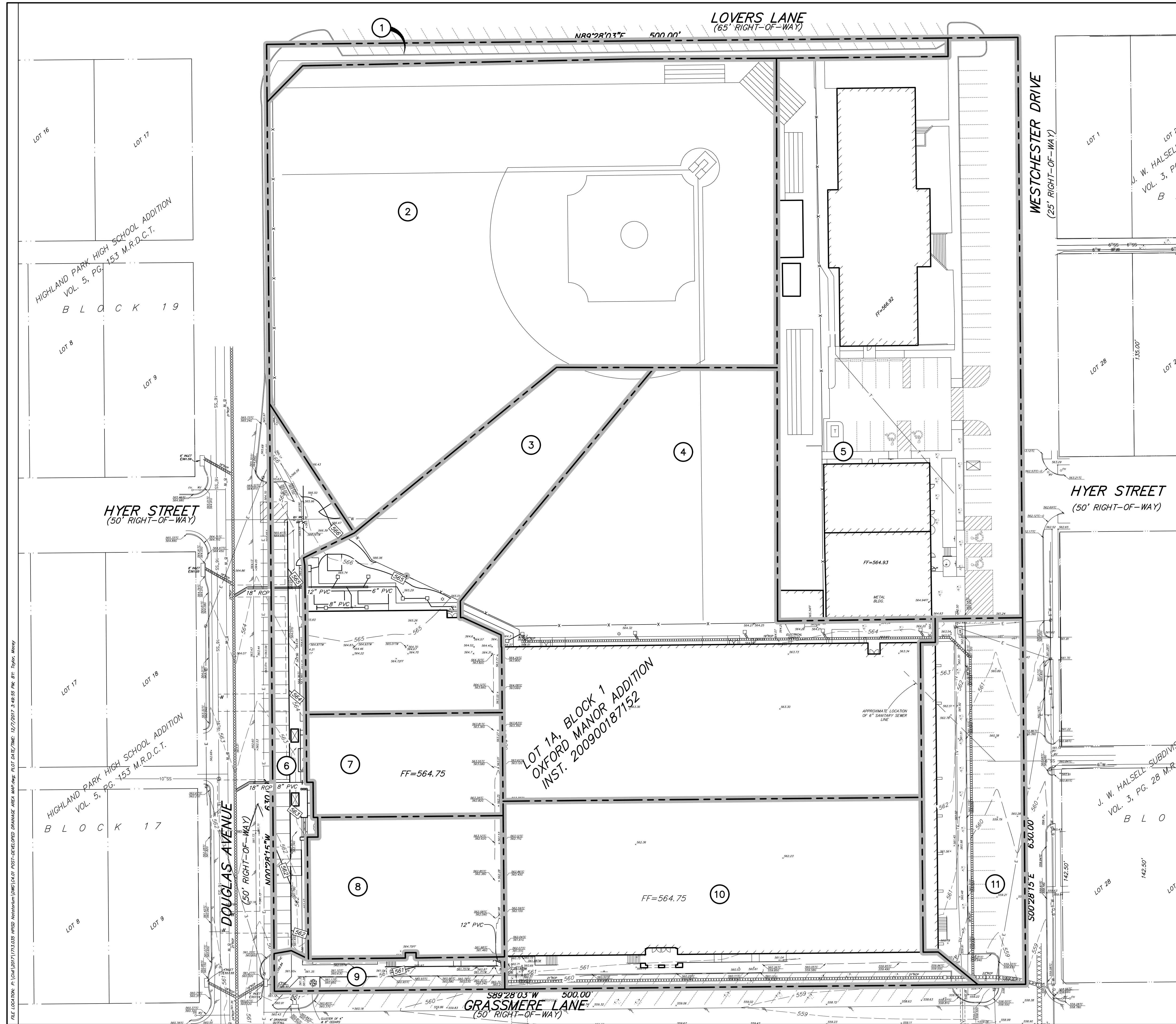
Revision

Scale

1"=30'

Drawing No.

C4.01



POST-DEVELOPED DRAINAGE CALCULATIONS Q=CIA						
DRAINAGE AREA	AREA (ACRES)	C	TIME OF CONC. (MIN)	I ₁₀₀	Q ₁₀₀	REMARKS
1	0.15	0.82	10	8.88	1.06	TO LOVERS LANE
2	1.83	0.44	10	8.88	7.10	TO FIELD DRAINS
3	0.55	0.61	10	8.88	3.00	TO FIELD DRAINS & GRATE INLETS
4	1.35	0.68	10	8.88	8.16	TO GRATE INLETS
5	1.40	0.85	10	8.88	10.53	TO WESTCHESTER DR
6	0.21	0.76	10	8.88	1.41	TO DOUGLAS AVE
7	0.20	0.90	10	8.88	1.62	TO ROOF DRAINS
8	0.28	0.90	10	8.88	2.23	TO ROOF DRAINS
9	0.08	0.81	10	8.88	0.56	TO GRASSMERE LN
10	0.81	0.90	10	8.88	6.48	TO ROOF DRAINS & GRATE INLET
11	0.37	0.83	10	8.88	2.69	TO WESTCHESTER DR
Σ	7.23			Σ	44.85	

BENCHMARKS:

BM#1 - CHISEL MARK ON BARRIER FREE RAMP CENTER ON DOUGLAS AVENUE AT THE NORTHEAST CORNER OF DOUGLAS AVENUE AND GRASSMERE LANE. (ELEVATION = 560.42')

BM#2 - SQUARE FOUND ON A 4' INLET IN THE WEST CURB LINE OF DOUGLAS AVENUE AT THE NORTHWEST CORNER OF DOUGLAS AVENUE AND GRASSMERE LANE. (ELEVATION = 560.95')

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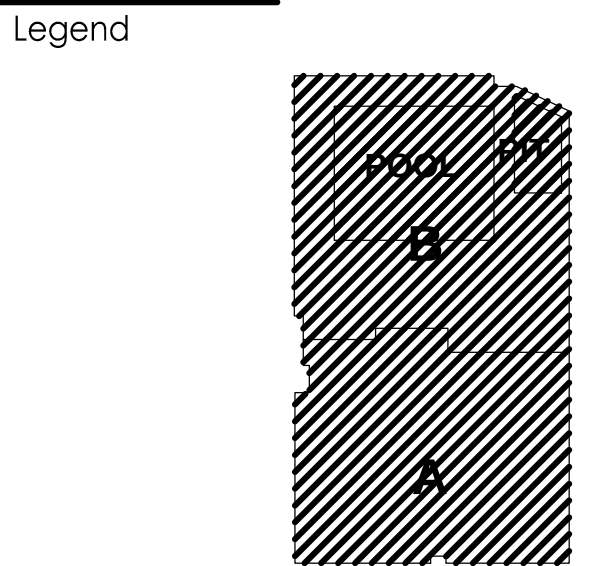
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Raymond L. Goodson, Jr., Inc.

SHEET NO.

C4.01

POST-DEVELOPED DRAINAGE AREA MAP						
HIGHLAND PARK HIGH SCHOOL NATATORIUM						
STANTEC						
CITY OF UNIVERSITY PARK, TEXAS						
DESIGN	DRAWN	DATE	SCALE	XREF	FILE	NO.
RLG	RLG	12/8/17	1"=30'	1713.035	1713	035
JOB NO.	1713.035	SUBMITTAL: PLANNING AND ZONING				



Notes

Revision	By	Appd	YYYYMMDD
DESIGN DEVELOPMENT	Author	Approver	2017.09.08
Issued	By	Appd	YYYYMMDD

Permit-Seal

PLANNING AND ZONING SUBMITTAL 2017.12.08

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Client/Project
Highland Park ISD

Highland Park High School Multi-use Building
4236 Grassmere Ln, Dallas, TX 75205

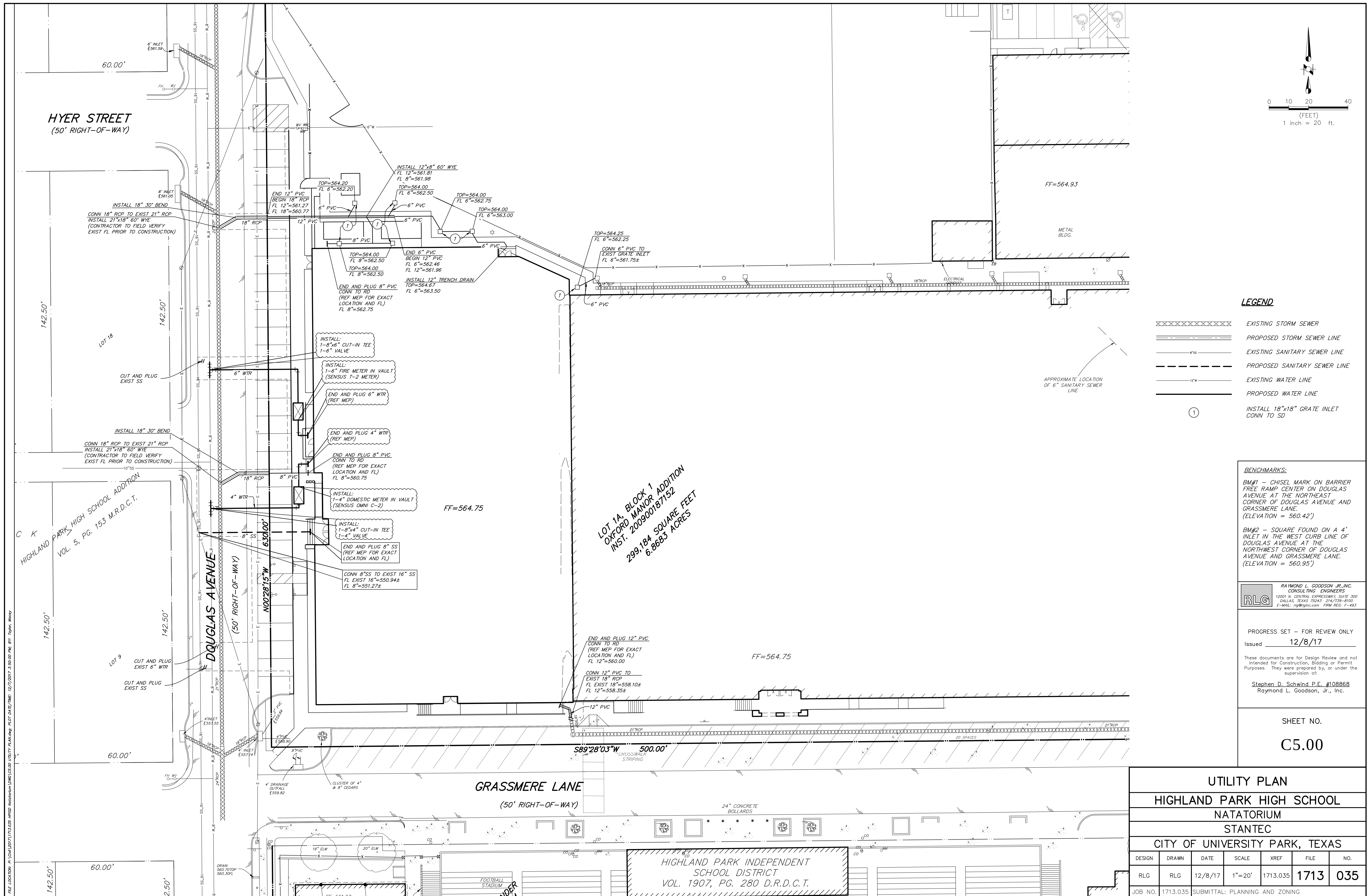
Title
UTILITY PLAN

Project No.
214000528

Scale
1"=20'

Revision
Drawing No.

C5.00



LEGEND

XXXXXX	EXISTING STORM SEWER
----	PROPOSED STORM SEWER LINE
----	EXISTING SANITARY SEWER LINE
----	PROPOSED SANITARY SEWER LINE
----	EXISTING WATER LINE
----	PROPOSED WATER LINE
①	INSTALL 18"x18" GRATE INLET CONN TO SD

BENCHMARKS:

BM#1 - CHISEL MARK ON BARRIER
FREE RAMP CENTER ON DOUGLAS
AVENUE AT THE NORTHEAST
CORNER OF DOUGLAS AVENUE AND
GRASSMERE LANE.
(ELEVATION = 560.42')

BM#2 - SQUARE FOUND ON A 4"
INLET IN THE WEST CURB LINE OF
DOUGLAS AVENUE AT THE
NORTHWEST CORNER OF DOUGLAS
AVENUE AND GRASSMERE LANE.
(ELEVATION = 560.95')

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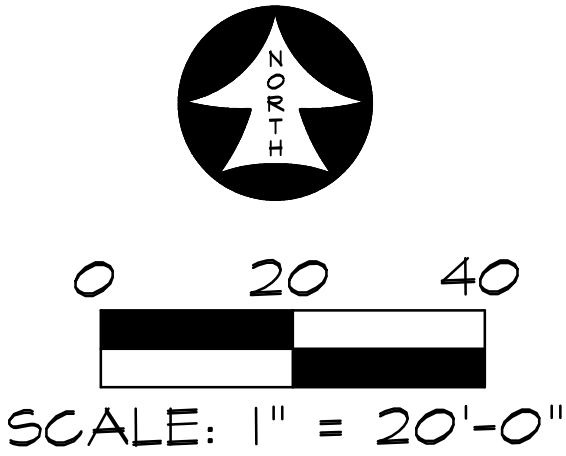
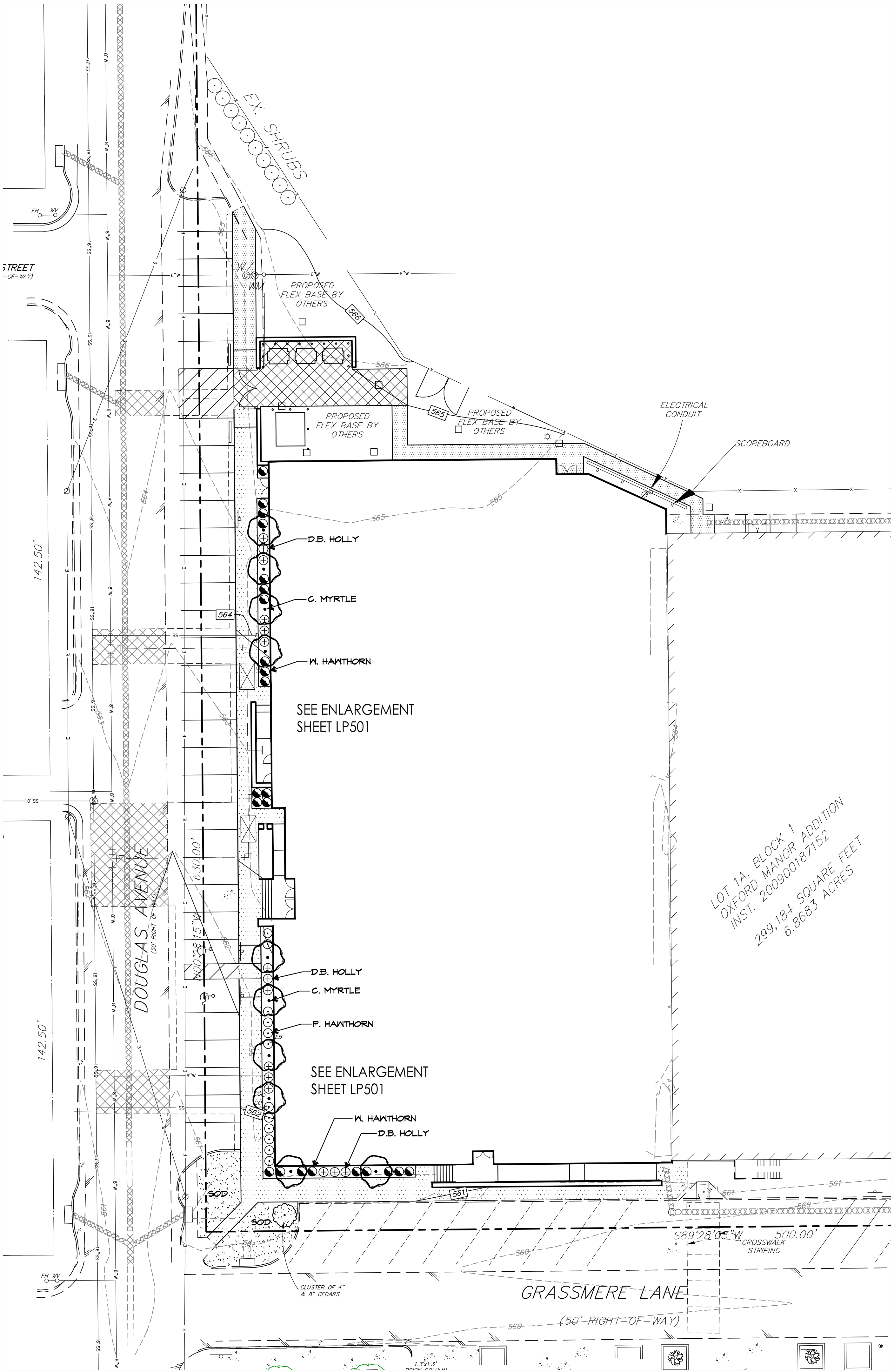
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Raymond L. Goodson, Jr., Inc.

SHEET NO.
C5.00

UTILITY PLAN						
HIGHLAND PARK HIGH SCHOOL NATATORIUM						
STANTEC						
CITY OF UNIVERSITY PARK, TEXAS						
DESIGN	DRAWN	DATE	SCALE	XREF	FILE	NO.
RLG	RLG	12/8/17	1"=20'	1713.035	1713	035
JOB NO.	1713.035	SUBMITTAL:	PLANNING AND ZONING			

TREES				
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME
10		C. MYRTLE	Red flowering Grape Myrtle	Lagerstroemia indica 'Dynamite'
1" caliper per trunk, 5 trunk min, 8' Ht./5' spread, B&B				
SHRUBS				
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME
15		D.B. HOLLY	Dwarf Burford Holly	Ilex cornuta 'Nana'
12		P. HAWTHORN	Indian Hawthorn 'Goner'	Raphiolepis indica 'Goner'
23		M. HAWTHORN	Indian Hawthorn 'Snow White'	Raphiolepis indica 'Snow White'
5 gallon, 16" Ht./14" spread, full to ground				
GROUND COVER				
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME
AS SHOWN		SOD	Common Bermuda Grass	Cynodon dactylon
Sod refer to specifications				
MISCELLANEOUS				
AS SHOWN		EDGE	EPIC EDGE BENDER BOARD 6" DEPTH FROM EPIC PLASTICS (EPICPLASTICS.COM) COLOR: PACIFICA GREY	

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES



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Consultants
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889



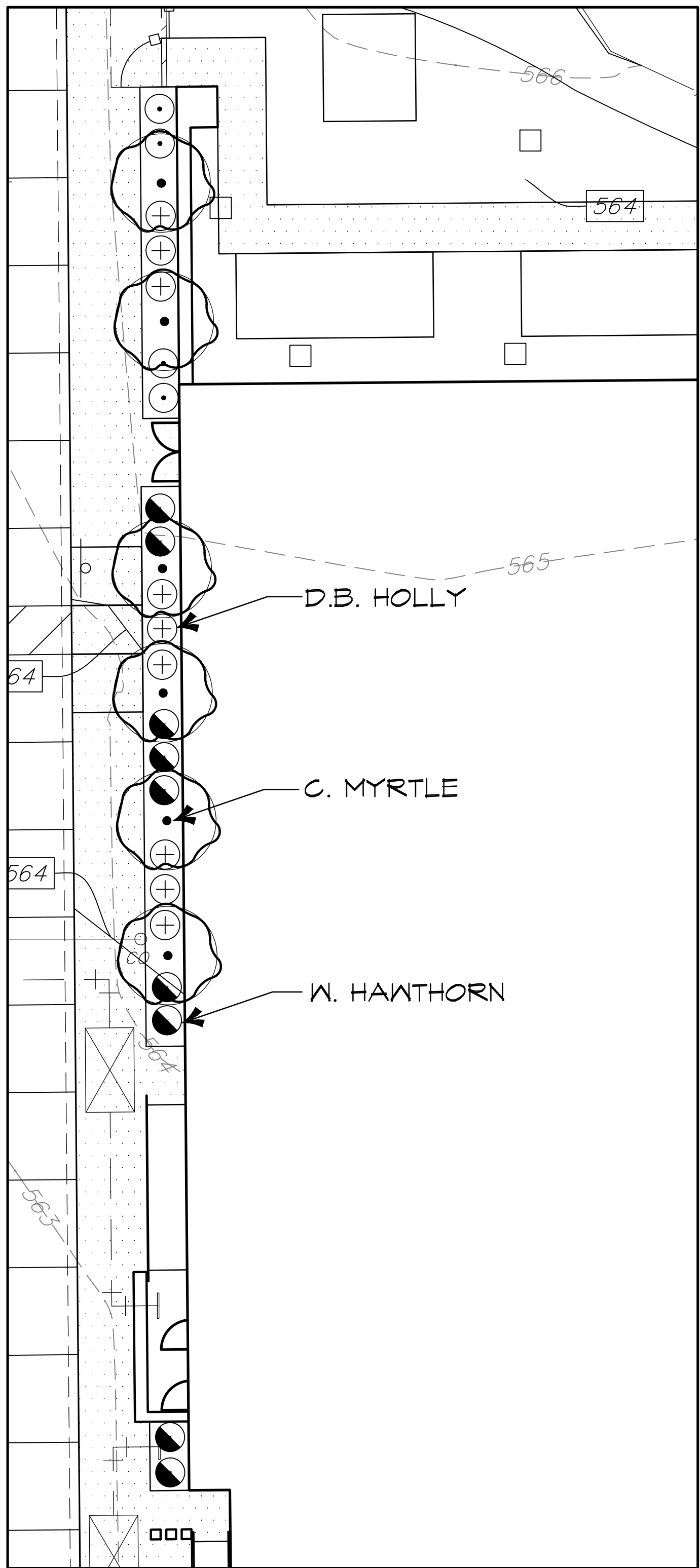
Revision			
By	Appd	YYYY.MM.DD	
Final Plans for Bidding and Construction	RLA	RLA	2018.09.02
Issued	By	Appd	YYYY.MM.DD



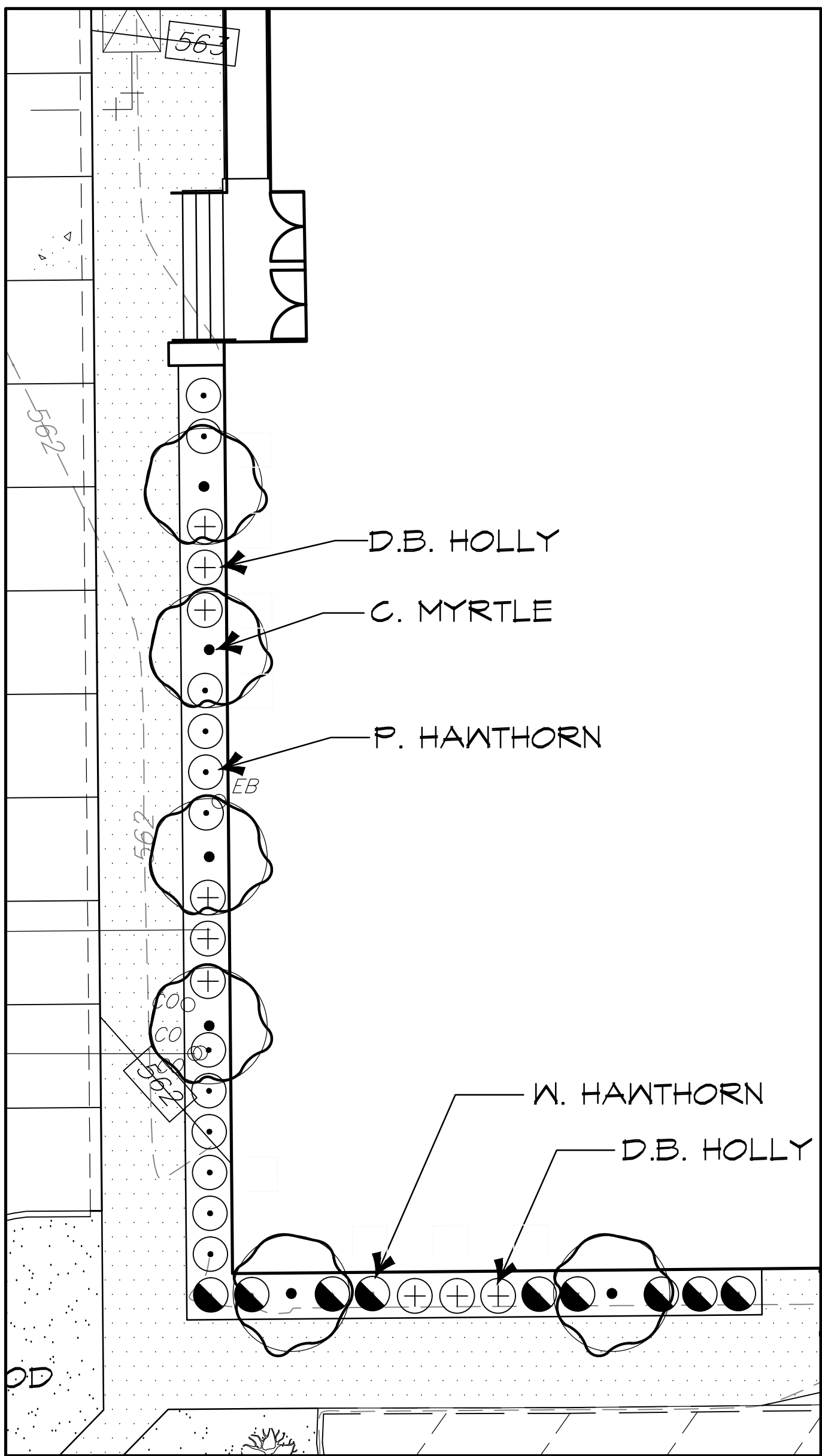
Client/Project
Highland Park ISD
Highland Park ISD Multi-use Building
4236 Grassmere Lane
Dallas, TX 75205 - Located in the City of University Park
Title
LANDSCAPE PLAN

Project No. 214000528
Revision
Scale 1" = 20'-0"
Drawing No.

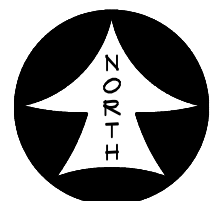
LP101



PLANTING ENLARGEMENT NORTH
SCALE: 1" = 10'-0"



PLANTING ENLARGEMENT SOUTH
SCALE: 1" = 10'-0"

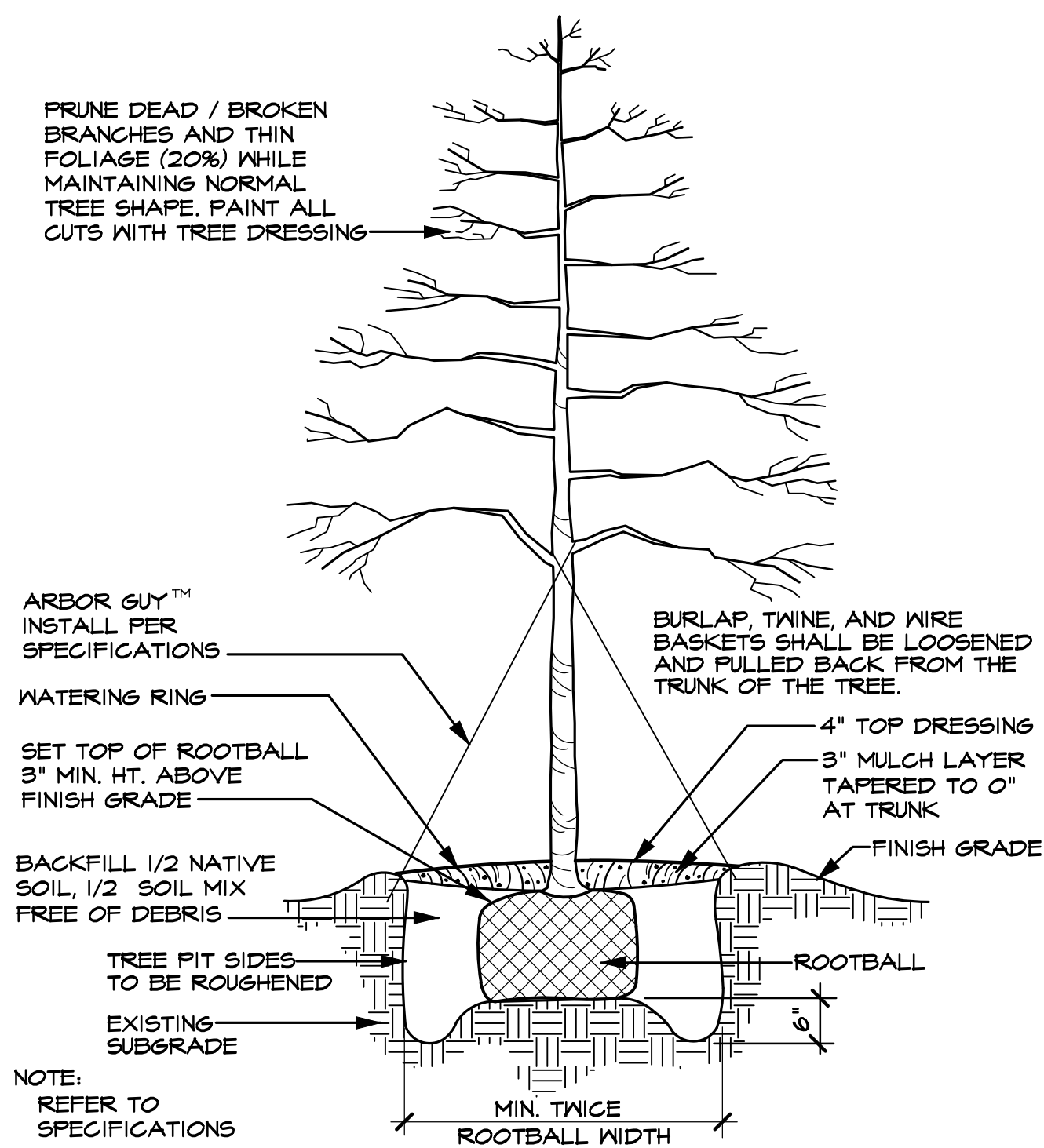


LANDSCAPE NOTES

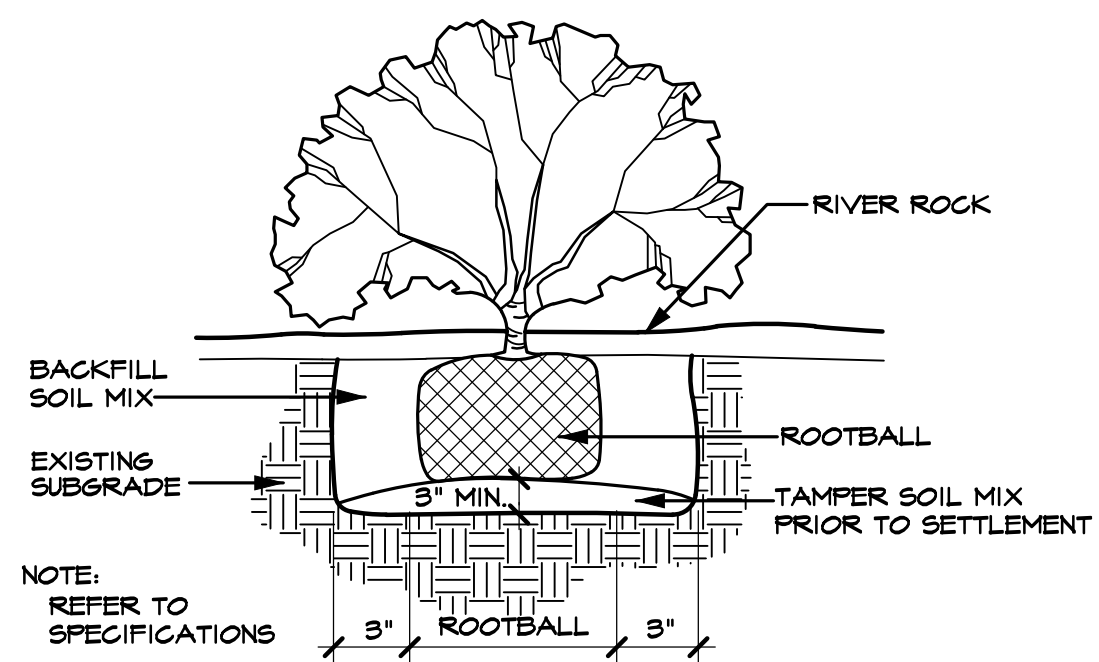
LANDSCAPE CONTRACTOR SHALL REPLACE ALL AREAS DISTURBED BY CONSTRUCTION. THE DISTURBED AREAS SHALL BE REPLACED WITH SOD PER THE SPECIFICATIONS UNLESS NOTED OTHERWISE ON THE PLANS.

LANDSCAPE CONTRACTOR SHOULD VISIT SITE AND REFERENCE CIVIL ENGINEER'S GRADING PLAN PRIOR TO BIDDING AND COMMENCEMENT OF CONSTRUCTION TO VERIFY AREAS TO BE DISTURBED BY CONSTRUCTION ACTIVITIES.

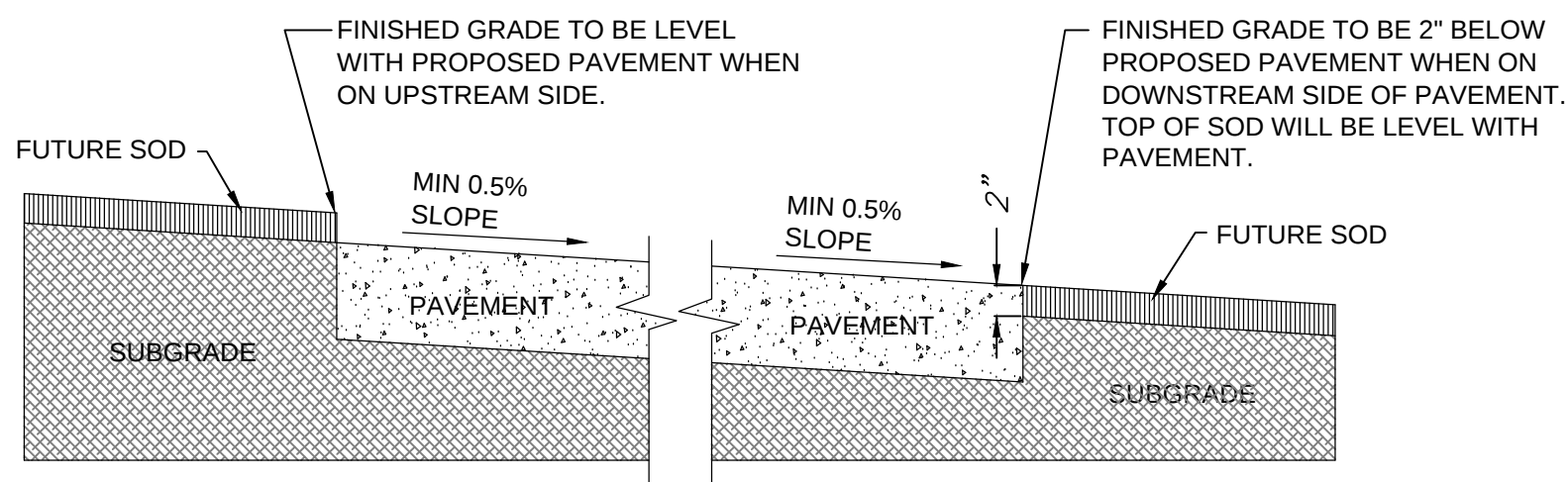
REFERENCE CIVIL PLANS FOR FINAL GRADING AND UTILITIES.



TREE PLANTING DETAIL (TYPICAL)
SCALE: N.T.S.



SHRUB PLANTING DETAIL (TYPICAL)
SCALE: N.T.S.



GRADING DETAIL FOR PAVEMENT WITHOUT CURB
SCALE: N.T.S.



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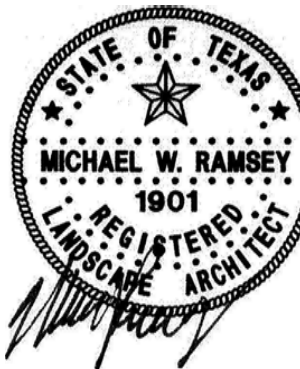
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Notes



12/8/17

Revision	By	Appd	YYYY.MM.DD
PERMIT SET	RLA	RLA	2017.12.08
Issued	By	Appd	YYYY.MM.DD

Permit-Seal

Client/Project
Highland Park ISD

Highland Park High School
Multi-use Building
4236 Grossmere Ln, Dallas, TX 75205

Title
LANDSCAPE DETAILS

Project No. 214000528	Scale AS SHOWN
Revision	Drawing No.

LP501

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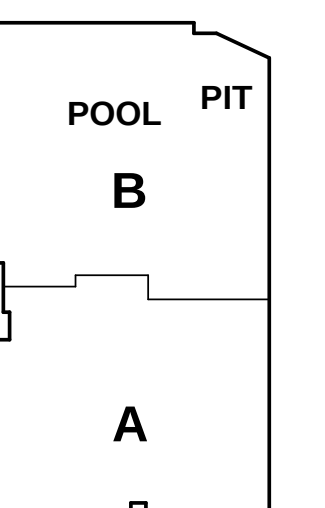
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PLANNING AND ZONING SUBMISSION	Author	Approver	2017.12.08
Issued	By	Appd	YYYY.MM.DD

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SUBMITTAL 2017.12.08

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Client/Project

Highland Park ISD

Highland Park High School Multi-use
Building
4236 Grassmere Ln, Dallas, TX 75205

Title

OVERALL FLOOR PLANS

Project No.

214000528

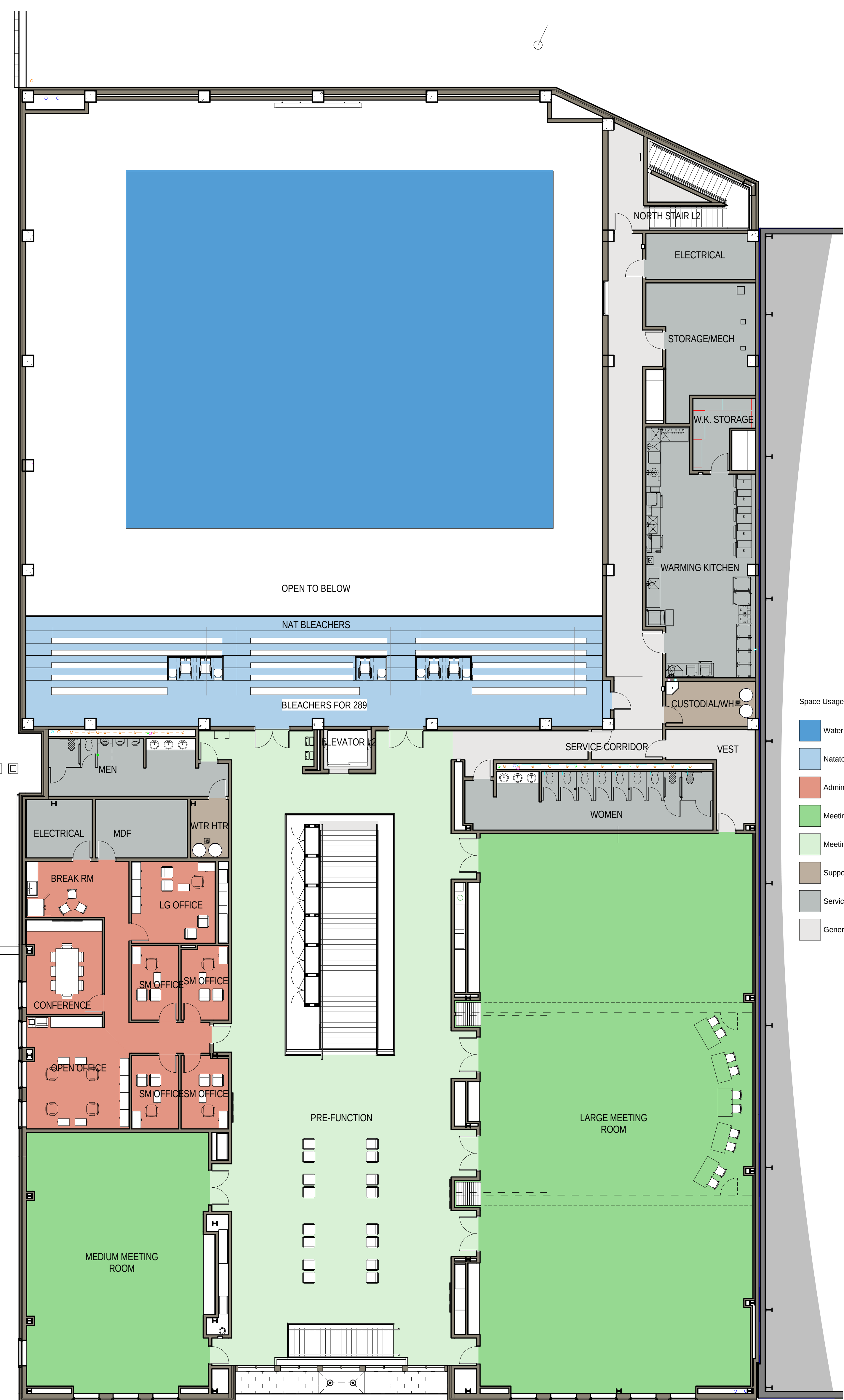
Revision

Scale

1" = 10'-0"

Drawing No.

PD003



F1 FLOOR PLAN - LEVEL 2
PD003 1" = 10'-0"



F4 FLOOR PLAN - LEVEL 1
PD003 1" = 10'-0"



NORTHWEST VIEW FROM THE CORNER OF DOUGLAS AVE AND GRASSMERE LN



NORTH VIEW ALONG GRASSMERE LN



WEST VIEW OF MAIN ENTRY ALONG DOUGLAS AVE



WEST VIEW OF MAIN ENTRY ALONG DOUGLAS AVE



SOUTHWEST VIEW OF NATATORIUM FROM DOUGLAS AVE AT HYER ST



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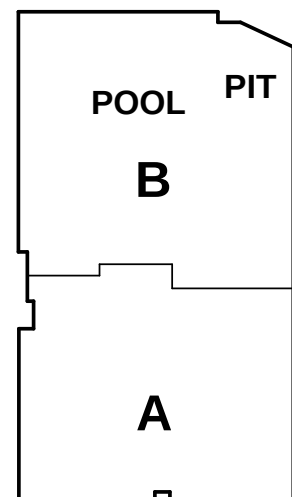
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Client/Project

Highland Park ISD

Highland Park High School Multi-use
Building
4236 Grassmere Ln, Dallas, TX 75205

Title

EXTERIOR RENDERINGS

Project No. 214000528	Scale
Revision	Drawing No.

PD004

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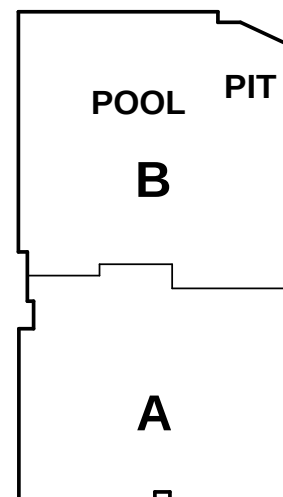
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Client/Project

Highland Park ISD

Highland Park High School Multi-use
Building
4236 Grassmere Lane
Dallas, TX 75205

located in the City of University Park
Title
EXTERIOR ELEVATIONS

Project No.

214000528

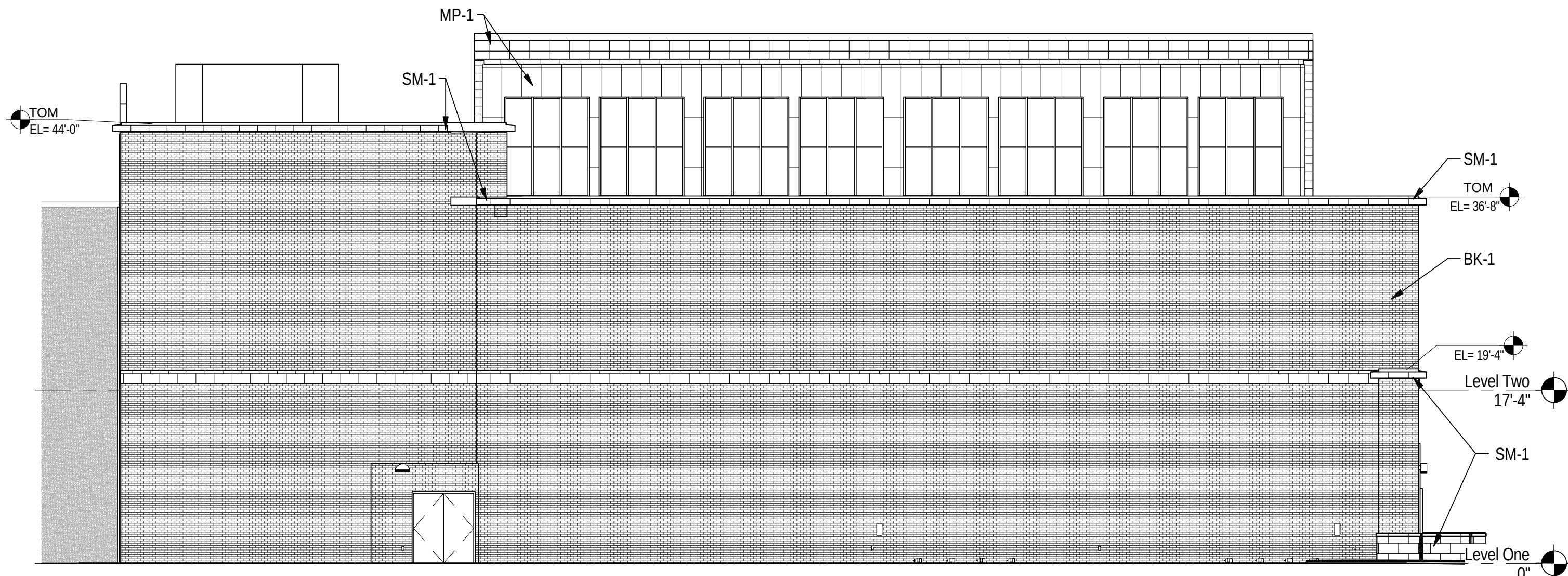
Revision

Scale

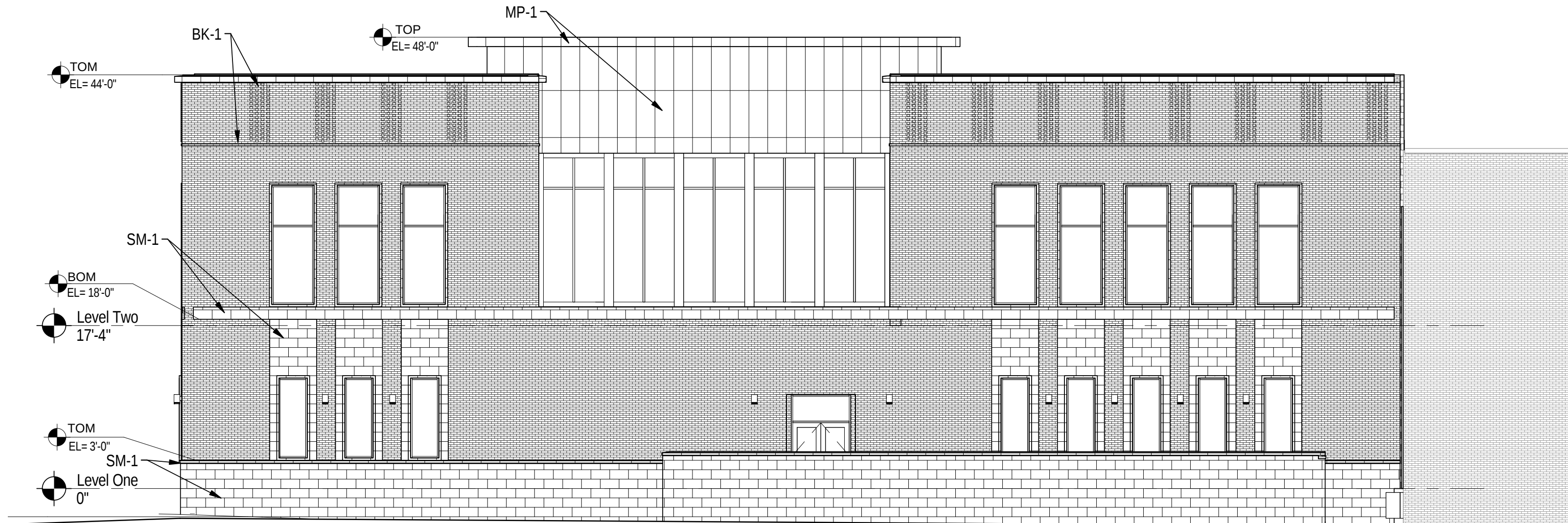
1" = 10'-0"

Drawing No.

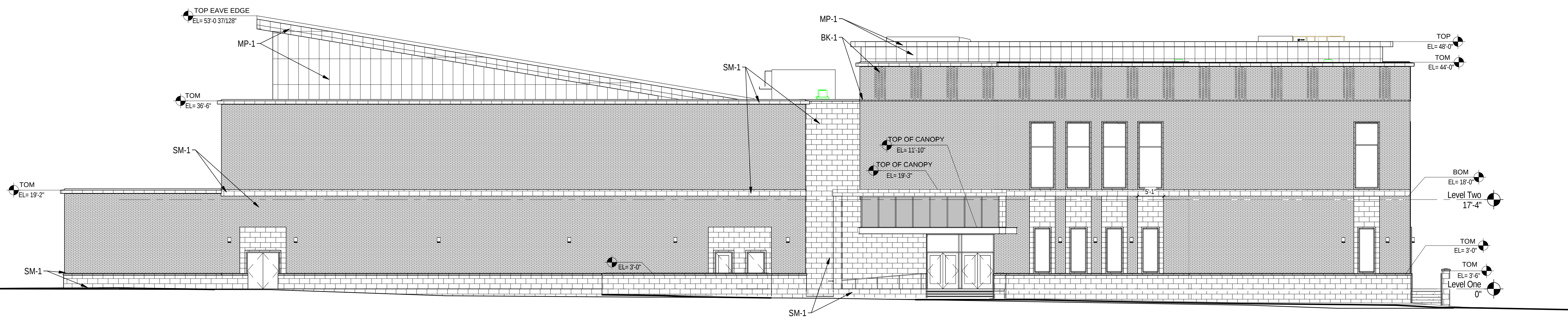
PD005



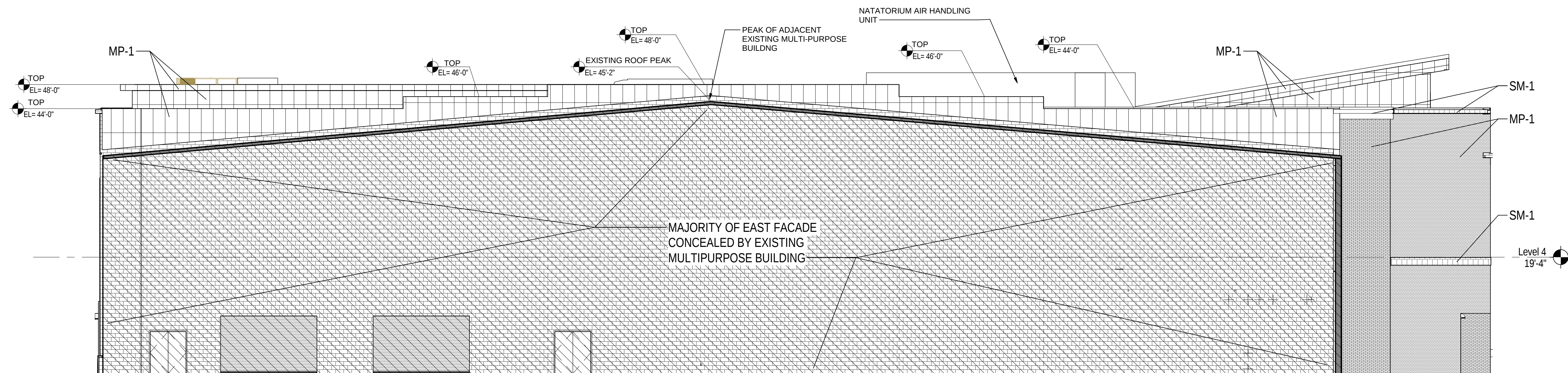
1 NORTH ELEVATION
PD005 1" = 10'-0"



3 SOUTH ELEVATION
PD005 1" = 10'-0"



2 WEST ELEVATION
PD005 1" = 10'-0"

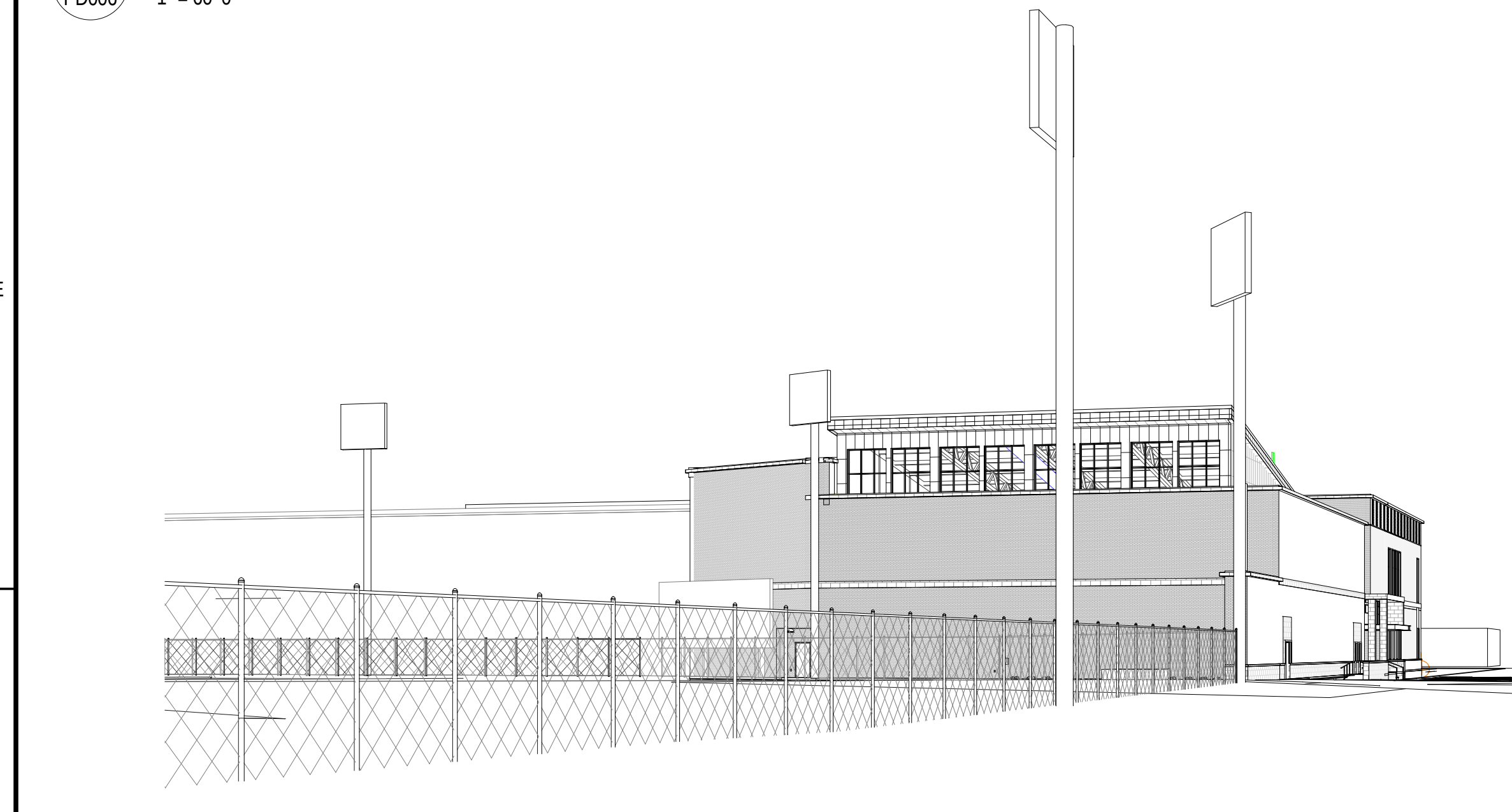
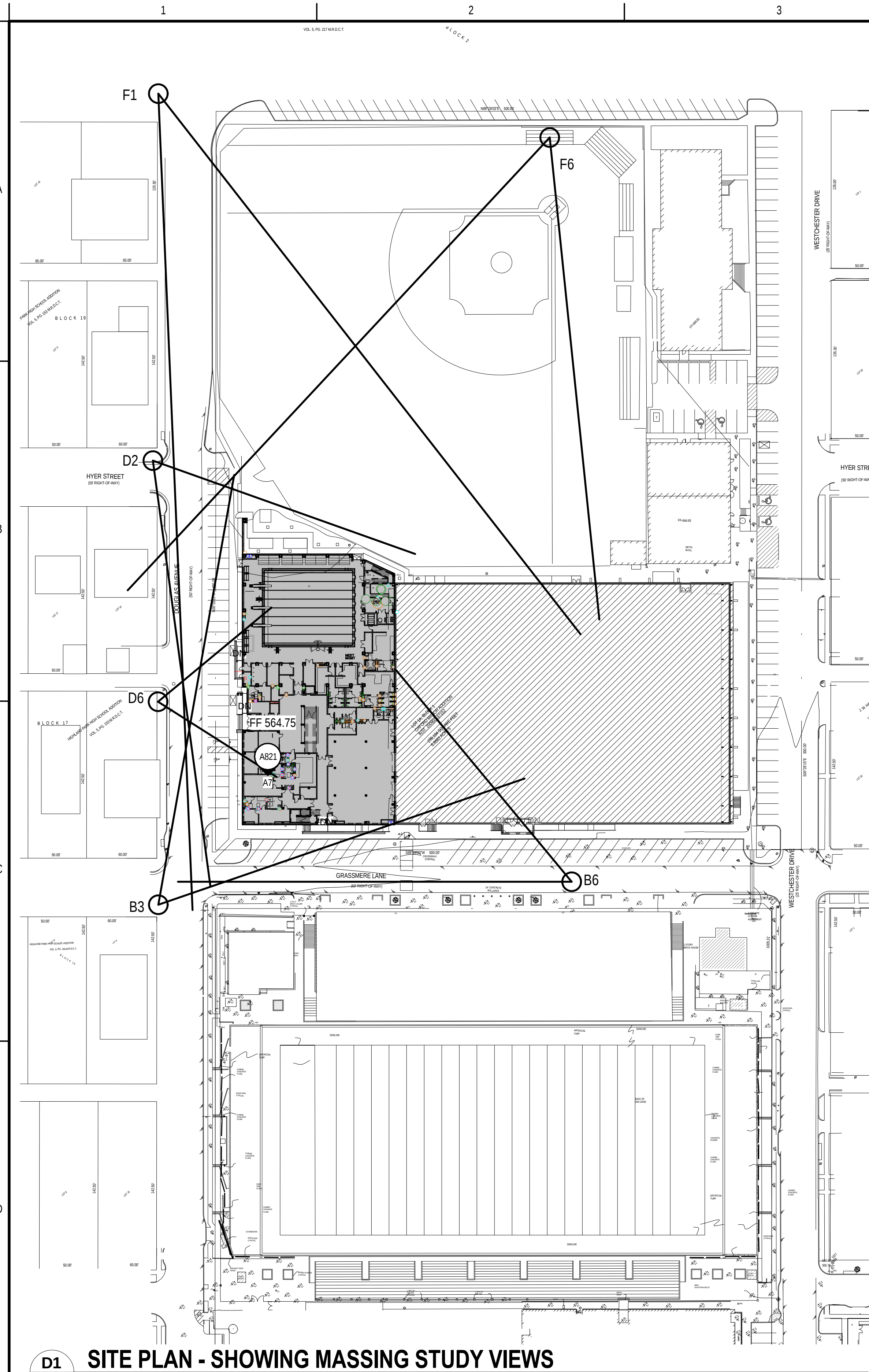


4 EAST ELEVATION
PD005 1" = 10'-0"

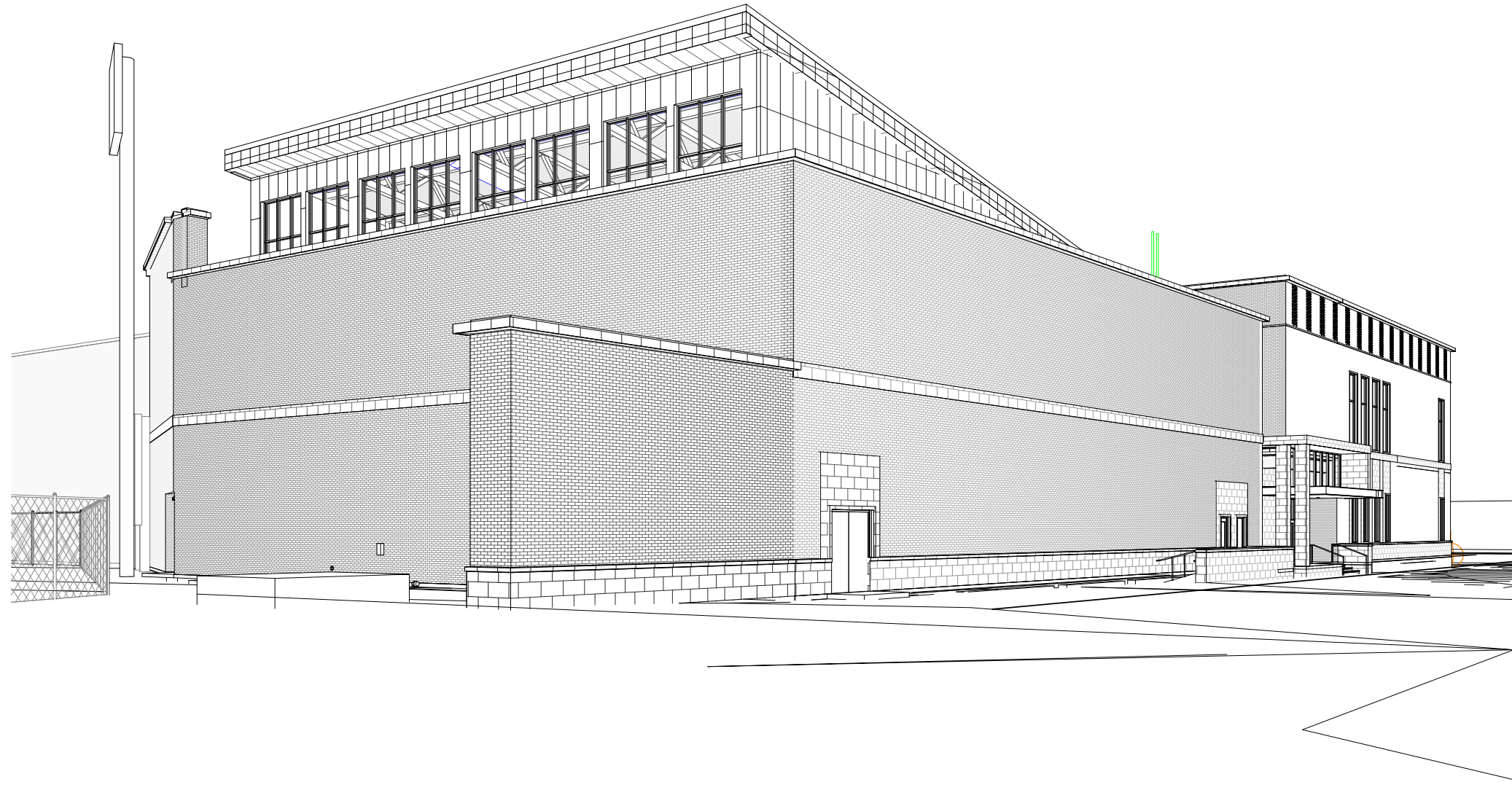
EXTERIOR MATERIAL SCHEDULE

MATERIAL	MARK	MANUFACTURER	COLOR	STYLE	REMARKS
ALUMINUM FRAMES			DARK ANODIZED BRONZE		
BRICK	BK-1	ACME	HIGHLAND PARK CUSTOM BLEND		
CAST STONE			MATCH (SM-1)		
GLAZING	GL-1	AGC	ENERGY SELECT 28		
METAL PANEL	MP-1	CENTRIA	DARK BRONZE ANODIZED	9965	
MORTAR			MATCH (SM-1)		
PREFINISHED METAL COPING	PM		MATCH (MP-1)		
STONE MASONRY	SM-1	JARRISCRAFT	OAK RIDGE	COURSED ASHLAR	

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2/28/2017 10:10:44 AM



F1
PD006
MASSING STUDY - from Douglas-Lovers intersection



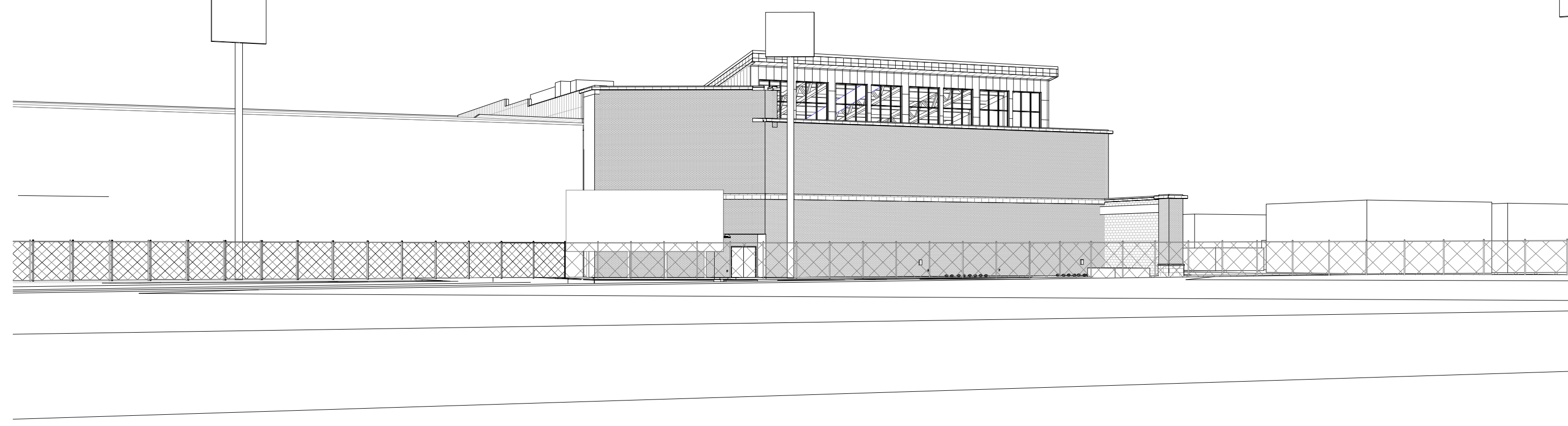
D2
PD006
MASSING STUDY - view from across Douglas-Hyer



B3
PD006
MASSING STUDY - SW corner from across Grassmere-Douglas



B6
PD006
MASSING STUDY - from Grassmere at stadium entry



F6
PD006
MASSING STUDY - from baseball bleachers



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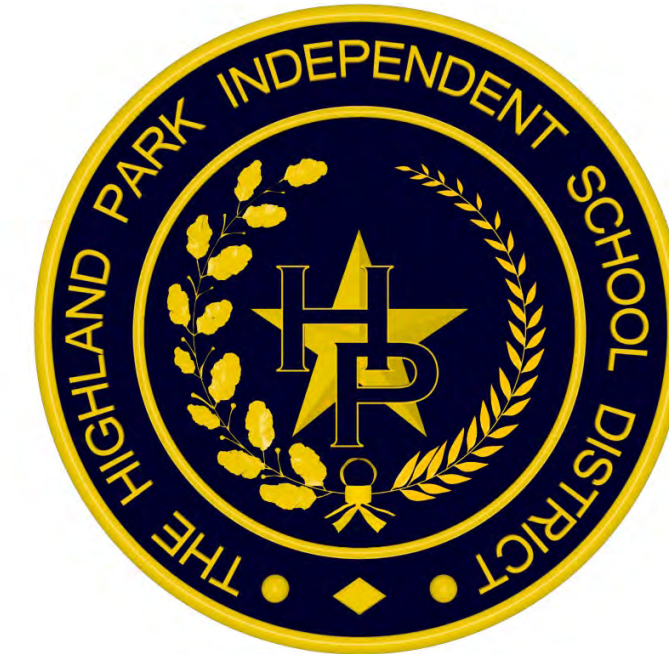
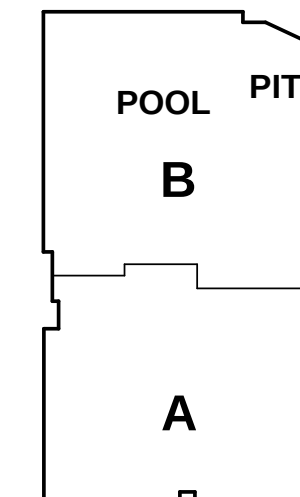
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Client/Project

Highland Park ISD

Highland Park High School Multi-use
Building
4236 Grassmere Ln, Dallas, TX 75205

Title

MASSING STUDIES

Project No.
214000528

Scale
1" = 60'-0"

Revision

Drawing No.

PD006

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. 17 TO PERMIT A NATATORIUM/PROFESSIONAL DEVELOPMENT CENTER ON THE WEST END OF LOT 1A, BLOCK 1 OF THE OXFORD MANOR ADDITION, S. POPPLEWELL SURVEY, ABSTRACT NO. 1145, IN THE CITY OF UNIVERSITY PARK, DALLAS COUNTY, TEXAS, AND COMMONLY KNOWN AS 4236 GRASSMERE LANE; 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 _____ 2018.

APPROVED:

MAYOR

ATTEST:

CITY SECRETARY