

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF UNIVERSITY PARK, TEXAS, APPROVING AN AMENDED DETAILED SITE PLAN FOR A PORTION OF PLANNED DEVELOPMENT DISTRICT 25 “PD-25” FOR THE HIGHLAND PARK HIGH SCHOOL, SAID PORTION BEING DESCRIBED AND DEPICTED IN EXHIBIT “A” ATTACHED HERETO AS BLOCK 5, PRESTON HEIGHTS ADDITION TO THE CITY OF UNIVERSITY PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 509 OF THE MAP RECORDS OF DALLAS COUNTY; AUTHORIZING ADDITION OF FIVE PARKING SPACES; 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 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-25 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 approved detailed site plan of a portion of Planned Development District 25 “PD-25”, to wit: Block 5, Preston Heights Addition to the City of University Park, according to the Plat thereof recorded in Volume 1, Page 509, of the Map Records of Dallas County, Texas, and more commonly known as 4121 Glenwick Lane (collectively, the “site”) is hereby amended as depicted in Exhibit “A”, attached hereto and made part hereof, to allow an additional five concrete parallel parking spaces immediately east of the hammerhead fire lane along the east property line.

SECTION 2. That the amended Detailed Site Plan for the site is in the form required by the Comprehensive Zoning Ordinance of the City of University Park, Texas, to authorize the additional parking spaces for the Highland Park Independent School District (“HPISD”).

SECTION 3. That the approval of the amended Detailed Site Plan is subject to

the following special conditions:

A. Development of the site shall be in accordance with the approved amended Detailed Site Plan (Exhibit “A”), all conditions of the ordinance approving PD-25 and all conditions of previous ordinances amending PD-25 or the approved detailed site plan, except as amended hereby, and all other provisions of the Comprehensive Zoning Ordinance of the City of University Park that are applicable;

B. The additional five concrete parallel parking spaces site shall be constructed and placed in accordance with the amended detailed site plan and the required standards of the City for parking spaces.

C. The parking spaces have been reviewed by the Fire Department and will have no adverse effect on the use of the fire lane.

D. A point of contact will be provided by the HPISD to answer questions and complaints during construction.

E. 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.

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

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 as a whole, or any part or provision thereof other than the part decided to be invalid, illegal or unconstitutional.

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 and every 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 _____ 2020.

APPROVED:

TOMMY STEWART, MAYOR

ATTEST:

CHRISTINE GREEN, CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY
(RLD/10/14/2020/118571)

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DULY PASSED by the City Council of the City of University Park, Texas, on the _____ day of _____ 2020.

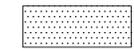
APPROVED:

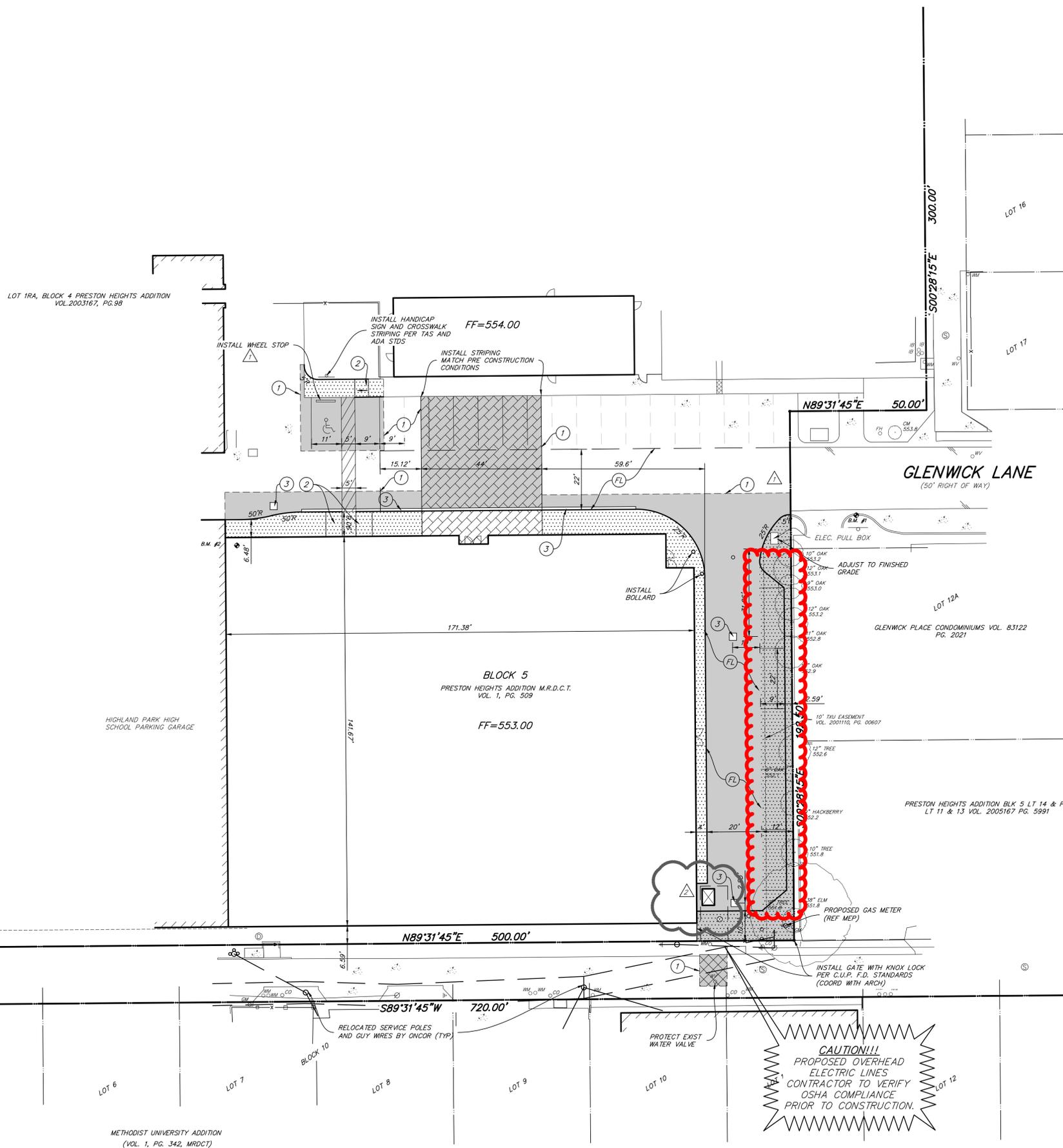
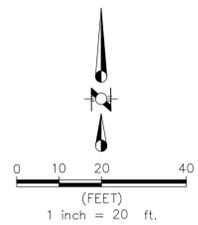
MAYOR

ATTEST:

CITY SECRETARY

LEGEND

-  INSTALL 8" 4500psi REINFORCED CONCRETE PAVEMENT WITH #3 BARS @ 18" O.C.E.W. ON 8" OF CEMENT MODIFIED OR 8" LIME STABILIZED COMPACTED FILL
-  INSTALL VEHICULAR BRICK PAVERS ON 8" 4500psi REINFORCED CONCRETE PAVEMENT WITH #3 BARS @ 18" O.C.E.W. ON 8" OF CEMENT MODIFIED OR 8" LIME STABILIZED COMPACTED FILL (REF ARCH FOR COLOR, FINISH, ETC)
-  INSTALL 4" 3000psi REINFORCED CONCRETE PAVEMENT WITH #3 BARS @ 24" O.C.E.W.
-  INSTALL PEDESTRIAN BRICK PAVERS ON 4" 3000psi REINFORCED CONCRETE PAVEMENT WITH #3 BARS @ 24" O.C.E.W. (REF ARCH FOR COLOR, FINISH, ETC)
-  DECOMPOSED GRANITE (COORD DETAILS WITH ARCH)
-  PROPOSED CURB
-  LIMITS OF PAVEMENT SAWCUT
-  MATCH EXIST PAVEMENT GRADE
-  INSTALL BFR PER TAS AND ADA STDS
-  INSTALL INLET REF UTILITY PLAN
-  PROPOSED FIRE LANE



PAVING GENERAL NOTES

1. All materials and workmanship shall conform to the City of University Park standards and specifications, and to the Standard Specifications for Public Works Construction for North Central Texas prepared by the North Texas Council of Governments, latest edition and the City of University Park addendum thereto.
 2. The paving contractor shall be responsible for the adjustment of water and sanitary sewer appurtenances in accordance with the standard details and specifications of the City of University Park.
 3. Subgrade shall be scarified to depth of at least 6" and compacted to 95% percent of Standard Proctor density (ASTM D 698) at -2% to +2% percentage points of the materials optimum moisture content. The subgrade shall be in a moist condition at the time concrete is deposited thereon.
 4. Dummy joints should be formed by one of the following methods: sawed, hand-formed or formed by premolded filler. Joint depth should be equal to one-fourth (1/4) of the slab thickness. Hand formed joints should have a maximum edge radius of one-fourth (1/4) inch. Sawing of joints should begin as soon as the concrete has hardened sufficiently to permit sawing without excessive raveling. All joints should be completed before uncontrolled shrinkage cracking occurs. Joints should be continuous across the slab unless interrupted by full-depth premolded joint filler and should extend completely through the curb. All joint openings shall be cleaned and sealed before opening paved area to traffic.
- Joint spacing 
- | | |
|---------------------|---|
| Expansion joints | 90' max |
| Sawed Joints | 20' for 8" pavement
10' for 4" pavement |
| Construction Joints | Located at sawed joints or Expansion joints |
5. Expansion joints or isolation joints shall be used to isolate fixed objects abutting or within the paved area. They should contain premolded joint filler for the full depth of the slab.
 6. All dimensions are to face of curb unless otherwise noted.
 7. All concrete shall be Class "C" concrete and have a min. compressive strength of 3600 psi at 28 days, and a minimum of 5% air entrained unless otherwise noted.
 8. Contractor shall obtain and pay for all permits required.
 9. Contractor shall dispose of surplus dirt, debris, etc., legally offsite. All work areas shall be cleaned up at the completion of the work.
 10. Surface finishing shall be skid resistant, a liquid curing compound shall be uniformly sprayed on the concrete immediately after the finishing operation.
 11. Contractor shall provide all safety devices for the protection of the public.
 12. All parking stalls to be marked by a 4" wide painted white stripe as indicated on the drawings.
 13. The use of fly ash in concrete will not be allowed.
 14. Concrete pavement and structures shall be backfilled as soon as possible after forms are removed.
 15. Fire lanes shall be marked by six (6) inch wide lines using red traffic paint, with the wording "No Parking" and "Fire Lane" painted on the lines at intervals of fifteen (15) feet and lettering will be four (4) inches high and one (1) inch wide painted with white traffic paint or as required by the City.
 16. All Barrier Free Ramps (BFR) must meet current American Disability Act (ADA) and Texas Accessibility Standard (TAS) requirements for slope, surface finish, and color.

BENCHMARKS:

BM#1 A SQUARE CUT ON THE SOUTH TOP OF CURB OF GLENWICK LANE AND 15.8 FEET +/- WEST OF PRESTON ROAD WEST CURB LINE. (AS SHOWN) ELEVATION = 553.36'

BM#2 A SQUARE CUT ON THE TOP OF CURB, 14 FEET +/- SOUTH OF THE CENTERLINE OF GLENWICK LANE, 13 FEET +/- EAST OF HIGHLAND PARK HIGH SCHOOL PARKING GARAGE, 42.8 FEET +/- WEST OF PRESTON ROAD WEST CURB LINE. ELEVATION = 553.00'

RLG 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. #493

SHEET NO.
C3.00

PAVING & DIMENSION CONTROL PLAN						
HPISD SEAY CENTER						
INDOOR TENNIS FACILITY						
STANTEC						
CITY OF UNIVERSITY PARK, TEXAS						
DESIGN	DRAWN	DATE	SCALE	XREF	FILE	NO.
RLG	RLG	5/26/17	1"=20'	16312	16	312
JOB NO.	SUBMITTAL: REVISED PERMIT SET					

FILE LOCATION: A:\CIVIL\2016\16312_HPISD_SEAY_CENTER_INDOOR_TENNIS_FACILITY_PAVING & DIMENSION CONTROL PLAN.dwg PLOT DATE/TIME: 6/26/2020 10:02:20 AM BY: RAYMOND

METHODIST UNIVERSITY ADDITION
(VOL. 1, PG. 342, MRDCT)
(VOL. 5, PG. 74, MRDCT)