

ZONING ORDINANCE

14A Attachment 1

Appendix - SUP and PD

A. SPECIFIC USE PERMIT ADOPTED WITH ORDINANCE 77/328 AND REFERENCED ON ZONING DISTRICT MAP

Specific Use Permit Number	Type of Use
S-1	Cemetery

B. VARIANCES FROM ORDINANCE NO. 85/3

Covenants signed in connection with variances granted by the Board of Commissioners, City of University Park, for the installation of plumbing in accessory buildings. Variances were granted from Ordinance No. 85/3 (Building Code) which was superseded by Ordinance No. 77/328 (Amendment No. 52) which requires not only the signing of a covenant to be filed with the county (that the facilities will never be rented) but also the granting of a Specific Use Permit. The variances granted under the building code are as follows:

1. Dr. W. Z. Burkhead, Jr., 3205 Centenary

Plumbing in accessory building for servant's quarters. Allowed with the following conditions: (1) That it be restricted to one maid, and (2) that the permission expires if and when the property is sold.

Date: 3/4/85

2. W. C. Schoeller, 3517 Villanova

Guest house with full bath facility. Allowed with the signing of covenant that it will never be rented.

Date: 4/1/85

3. Sam Boyd, 3728 Binkley

Plumbing in accessory building for workout room and servant's quarters. Allowed as long as he signs covenant.

Date: 6/27/85

4. John B. Peyton, Jr., 3541 Colgate

Plumbing in accessory building for maid's quarters. Allowed with signing of covenant.

Date: 6/27/85

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5. David Watkins, 3625 Caruth Blvd.

Plumbing in accessory building for guest quarters and studio. Allowed with signing of covenant.

Date: 8/22/85

6. S. W. Hepworth, 3700 Amherst Street

Plumbing in accessory building for guest quarters and small kitchen. Allowed with signing of covenant.

Date: 8/22/85

C. SPECIFIC USE PERMITS GRANTED AFTER ADOPTION OF ORDINANCE NO. 77/328

Specific Use Permits Number	Type of Use	Amend. No.	Date
S-2	Football stadium and accessory use	5	5/24/79
S-3	Baseball field, bleachers and accessory use	9	4/7/80
S-4	Administrative building, baseball field, tennis and racquetball structure, bleachers, and accessory uses	20	6/8/82
S-5	Single family-attached structures	27	10/22/82
S-6	Tennis court	30	5/19/83
S-7	Billboard	35	12/7/83
S-8	Sports court	43	5/23/84
S-9	Tennis court	48	10/1/84
S-10	Plumbing facility in accessory building. 3529 Villanova Street	54	11/20/85
S-11	Plumbing facility in accessory building. 3428 Purdue Street	54	11/20/85
S-12	Plumbing and kitchen facilities in accessory building. 3920 Hanover Street	55	12/18/85
S-13	Installation of service sink on the ground floor and stub out plumbing on the second floor of the accessory building for future use. 3015 Southwestern Blvd.	56	1/6/86
S-14	Installation of plumbing in the accessory structure for a cabana. 4024 Hanover Street	56	1/6/86
S-15	Installation of kitchen and plumbing facilities in a new one story accessory structure for guest quarters or living quarters for future use of family member. 3330 Southwestern Blvd.	57	2/6/86
S-16	Installation of plumbing facilities in an existing accessory structure for a gameroom. 3128 Stanford Street	57	2/6/86
S-17	Installation of tub, lavatory, commode and water heater on the second floor and plumbing for a mop sink for future use on the ground floor. 3526 Haynie Avenue	58	3/19/86
S-18	Installation of water heater on ground floor and commode, bath tub, lavatory and bar sink on the second floor for guest room, workout room. 3248 Southwestern Blvd.	58	3/19/86
S-19	Installation of kitchen sink, cooktop, ice machine, dishwasher, lavatory, water closet and shower. 3925 Druid Lane	59	4/21/86
S-20	Installation of kitchen, plumbing in both existing and recently built 1-story accessory structures. Facilities will be occupied by	60	5/20/86

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Specific Use Permits Number	Type of Use	Amend. No.	Date
	full time help to invalid daughter. 3737 Purdue Street		
S-21	Installation of plumbing facilities in a new one-story accessory structure for guestroom and cabana. 4211 McFarlin Blvd.	60	5/20/86
S-22	Installation of plumbing facilities in a new one-story accessory structure for a gameroom. 3615 Caruth Blvd.	60	5/20/86
S-23	Installation of plumbing for cabana facilities in an existing one-story accessory structure. 3504 Wentwood	61	8/19/86
S-24	Installation of plumbing facilities for guestroom and bath in a new two-story accessory structure. 3124 Caruth Blvd.	61	8/19/96
S-25	Installation of plumbing facilities for exercise room, storage and utility area in a new two-story accessory structure. 4133-35 University Blvd.	61	8/19/86
S-26	Installation of plumbing facilities in a new two-story accessory structure. 3236 Greenbrier	63	9/16/86
S-27	Installation of plumbing facilities in a new two-story accessory structure. 4208 Hanover Street	63	9/16/86
S-28	Installation of plumbing facilities in an existing two-story accessory building. 2929 Bryn Mawr	63	9/16/86
S-29	Installation of plumbing facilities, including bar sink, in a new two-story accessory structure. 4012 Shenandoah	63	9/16/86
S-30	Installation of tub/shower, commode, lavatory, water heater, single compartment bar sink and ice maker. 4024 Glenwick Lane	64	11/18/96
S-31	Installation of slop sink, commode, lavatory, shower, single compartment sink and water heater. 3106 Greenbrier Drive	64	11/18/86
S-32	Installation of commode and lavatory. 3684 Asbury Street	64	11/18/86
S-33	Installation of shower, two lavatories, two commodes, water heater, bar sink, and ice maker. 4236 Greenbrier Drive	64	11/18/86
S-34	Installation of washer connection, water heater, commode, shower, lavatory, single compartment bar sink, and charcoal grill in a new one-story accessory structure for utility room, bath and cabana/entertainment area. 3648 Haynie Avenue	65	11/18/86
S-35	Installation of water heater, ice maker, tub/shower, commode, lavatory, counter top sink and exterior frost-proof hose bib in a new two-story accessory structure to be used as maids' quarters and two-car garage. 3605 Caruth Boulevard	65	12/16/86
S-36	Installation of shower/steam unit, lavatory, commode, icemaker/refrigerator, bar sink, water heater in existing two-story accessory structure for guest quarters, exercise room and bath. 6701 Turtle Creek Boulevard.	66	2/17/87
S-37	Installation of single compartment sink, tub/shower, lavatory commode, and water heater in an existing one-story accessory structure for cabana/entertainment area and bath. 3512 Caruth Boulevard	66	2/17/86
S-38	Installation of lavatory, commode, shower/tub, icemaker/refrigerator, water heater, and sink in a new one-story accessory structure for servant's quarters and cabana. 3309 Westminster Avenue.	68	4/21/87
S-39	Installation of tub/shower, commode, lavatory, water heater and sink in existing one-story accessory structure for apartment to be occupied by member of immediate family. 4323 McFarlin Boulevard.	69	7/21/87
S-40	Installation of kitchen and one (1) story accessory structure on property zoned for Single Family Dwelling District uses, said property being described as Lot 8, Block 17, University Heights	1	05/17/88

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Specific Use Permits Number	Type of Use	Amend. No.	Date
	#3 Addition to the City of University Park, and being more commonly known as 3616 Greenbrier Drive.		
S-41	Installation of brick support columns with seven (7) foot quality wood fencing extending into the required front yard, on property zoned for Single Family Dwelling District uses, said property being described as Lot 6, Block 1, University Park Estates Addition to the City of University Park, and being more commonly known as 7027 Hunters Glen Drive.	2	5/17/88
S-42	<p>Installation of plumbing facilities in an existing two (2) story accessory structure on property zoned for Single Family Dwelling District uses, said property being described as Lot 18, Block 14, Caruth Hills Addition to the City of University Park, and being more commonly known as 3124 Purdue Street. Property shall be used only in the manner and for the purposes provided in the Comprehensive Zoning Ordinance of the city, as amended herein by the granting of this zoning classification and subject to the following special conditions:</p> <p>A. There may be constructed in the accessory structure one (1) tub/shower, one (1) commode, one (1) lavatory, and one (1) hot water heater.</p> <p>B. That structure be limited to an exercise/guest quarters or servant quarters for members of the family residing at 3124 Purdue St.</p> <p>C. That such accessory structure shall never be rented, bartered, or exchanged for services with any person other than a member of the immediate family residing at 3124 Purdue Street.</p>	6	10/3/89
S-43	<p>For kitchen, cooking, and food preparation facilities on each floor of a two-story accessory building to be occupied by full-time domestic servants or immediate family members on the property identified as part of Lot 6, Block 7, University Park Estates Addition, recorded in Volume 2, Block 189, according to the Map or Plat Records of Dallas County, Texas, and known as 6909 Vassar Drive, University Park, Texas.</p> <p>The granting of this zoning classification is subject to recording of deed restrictions volunteered by the owners pursuant to which no accessory building on the property shall be used for rental purposes or barter exchange, which shall be occupied only by immediate family members and/or full time domestic servants, and which restrict the property to single family residential uses only, all in accordance with the Comprehensive Zoning Ordinance of the City of University Park.</p>	7	11/9/89
S-44	<p>For the construction of an eight (8) foot brick fence with columns of eight (8) feet, ten (10) inches, on the west side of the following described property abutting Preston Road, such property being described as Lot 1, Block 5, University Park Estates Revised Addition, according to the map thereof recorded in Volume 2, page 189, Map or Plat Records of Dallas County, Texas, and more commonly known as 4034 University Boulevard, University Park, Texas.</p> <p>This Specific Use Permit is granted pursuant to the noise abatement provisions of Section 23.102 of the Comprehensive</p>	89/32	12/5/89

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	Zoning Ordinance available to single family dwellings which abut high automobile and truck traffic thoroughfares, including Preston Road, and which authorizes additional heights of walls, fences, and related structures for screening of noise and visual clutter, and which is granted subject to the condition that the fence and columns described above shall not impair or obstruct the vision of traffic entering the site or traveling adjacent to the site.		
S-45	<p>For kitchen, cooking, and food preparation facilities in a one-story accessory building to be occupied by full-time domestic servants or immediate family members on the property identified as Lot 1, Block N, University Heights Addition Revised, an addition to the City of University Park, Texas recorded in Volume 3, page 383, of the Map Records of Dallas County, Texas, and known as 3468 Stanford, University Park, Texas.</p> <p>The granting of this zoning classification is subject to the special condition for such accessory building on the property shall not be used for rental purposes or barter exchange, shall be occupied only by immediate family.</p>	90/4	2/6/90
S-46	<p>For kitchen, cooking, and food preparation facilities in a two-story accessory building to be occupied by full-time domestic servants or immediate family members on the property identified as Lot 11, Block 13, University Heights No. 2 Addition, an addition to the City of University Park, Texas, a according to the plat thereof recorded in Volume 4, page 232, of the Map Records of Dallas County, Texas, and known as 3230 Southwestern Boulevard, University Park, Texas.</p> <p>The granting of this zoning classification is subject to the special condition that such accessory building on the property shall not be used for rental purposes or barter exchange, shall be occupied only by immediate family members and/or full time domestic servants, and shall be restricted to single family residential uses only, all in accordance with the Comprehensive Zoning Ordinance of the City of University Park.</p>	90/5	2/6/90
S-47	<p>For a fence for the screening of noise and visual clutter on the side of the property abutting Preston Road, as permitted by Section 23-102 of the Comprehensive Zoning Ordinance, on the property described as Lot 1, Block 2, University Park Estates, an addition to the City of University Park, Texas, according to the plat thereof recorded in Volume 2, Page 189, of the Map Records of Dallas County, Texas, known as 4057 Grassmere Lane, University Park, Texas. The granting of this zoning classification is subject to the following special conditions:</p> <p>A. The fence shall be constructed on private property starting fifty feet (50') behind the front property line and continuing south one hundred seventy-five (175') to the rear easement line.</p> <p>B. The fence shall at no point exceed eight feet (8') in height above existing grade.</p> <p>C. The fence shall be board-on-board construction with brick columns on twenty-one foot (21') centers.</p> <p>D. The cedar trees within the city right-of-way adjacent to the</p>	90/15	6/5/90

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	property shall be kept trimmed by the property owner so that no growth of the trees between the fence and the curb line of Preston Road shall be permitted lower than eight feet (8') above the grade of the sidewalk, and such trees shall be kept trimmed by the owner of the property so that no growth of any of the trees extends beyond a vertical plane extending upward from the inside edge of the curb abutting the property up to and including the entire height of the trees.		
S-48	<p>For kitchen, cooking and food preparation facilities in a two-story accessory building to be occupied by full-time domestic servants or immediate family members on the property identified as Lot 5, Block 1, of the Wright Addition, an addition to the City of University Park, Texas, according to the plat thereof recorded in Volume 4, page 34, of the Map Records of Dallas County, Texas, and known as 4117 San Carlos, University Park, Texas.</p> <p>The granting of this zoning classification is subject to the special conditions that such accessory building on the property shall not be used for rental purposes or barter exchange, shall be occupied only by immediate family members and/or full-time domestic servants, shall be constructed in accordance with the site plan submitted by the owner with his zoning application, and shall be restricted to single family residential uses only, all in accordance with the Comprehensive Zoning Ordinance of the City of University Park.</p>	90/17	7/3/90
S-49	<p>For kitchen, cooking and food preparation facilities in a two-story accessory building to be occupied by full-time domestic servants or immediate family members on the property described as Lot 8, Lot 9, and the east 15 feet of Lot 10, Block 12 of Troth's University Park Estates Addition, an addition to the City of University Park, Texas, according to the map or plat thereof recorded in Volume 2, page 277, of the Map Records of Dallas County, Texas, and known as 4012 Glenwick Lane, University Park, Texas. The granting classification is subject to the special condition that such accessory building on the property shall not be used for rental purposes or barter exchange, shall be occupied only by immediate family members and/or full-time domestic servants, shall be constructed in accordance with the site plan submitted by the owner with his zoning application, and shall be restricted to single-family residential uses only, all in accordance with the Comprehensive Zoning Ordinance of the City of University Park.</p>	91/4	4/2/91
S-50	<p>For a private tennis court, lighting, and a fence in the rear yard of the property described as Lot 2, Block 3, of the University Park Estates Revised Addition, an addition to the City of University Park, Dallas County, Texas, and known as 6601 Hunters Glen, University Park, Texas. The granting of this zoning classification is subject to the application and the following special conditions:</p> <p>A. The property owner shall be required to maintain the landscaping on the south side of the property.</p> <p>B. The installation of lighting for the private tennis court shall be approved by the building department.</p> <p>C. The property owner shall not be permitted to use the tennis court lights after 11:00 p.m.</p>	91/5	4/2/91

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S-51	For the property described as the South ten (10) feet of Lot 15 and Lot 16, Block 1, in the Francis Daniel Park Addition, more commonly known as 6805 Golf, to permit the installation of kitchen, cooking and food preparation facilities in a detached accessory building.	91/36	1/7/92
S-52	For the property described as ninety (90) feet of Block E, in the Windsor Place Addition, more commonly known as 6211 St. Andrews, to permit the construction of a brick wall, eight (8) feet in height, along the west property line adjacent to Preston Road, as permitted by Section 23-102 of the Comprehensive Zoning Ordinance.	91/37	12/3/91
S-53	<p>For the property described as Lot 2 and the South 22.5 feet of Lot 1, Block 3, in the University Park Estates Revised Addition, more commonly known as 6601 Hunters Glen, to permit two kitchen, cooking, and food preparation facilities in the proposed accessory structure. The granting of this zoning amendment is subject to the following conditions:</p> <p>A. A covenant running with the land be executed by the property owners that prohibits the use of the accessory building for lease/barter exchange.</p> <p>B. Only one area in the structure be used for domestic help.</p> <p>C. No vehicle parking in the alley.</p> <p>D. All windows shall be placed in conformance with applicable ordinances.</p> <p>E. No more than two persons may occupy the apartment.</p>	91/38	12/3/91
S-54	<p>For the property described as Lot 7, Block 11, in the Brookside Estates Addition to the City of University Park, more commonly known as 6801 Turtle Creek, to permit kitchen, cooking, and food preparation facilities in the proposed accessory structure. The granting of this zoning amendment is subject to the following special conditions:</p> <p>A. Covenant running with the land be executed by the property owners that prohibits the use of the accessory building for lease/barter exchange.</p> <p>B. That the kitchen, cooking, and food preparation facilities will be as shown by the Garage Second Floor Plan submitted by the owners with their zoning application.</p>	92/2	1/7/92
S-55	<p>For the property described as the east five feet of Lot 14, Lot 13, and the west five feet of Lot 1, Block 5, in the Preston Place No. 3 Annex Addition to the City of University Park, more commonly known as 4225 Stanhope, to permit kitchen, cooking, and food preparation facilities in the proposed accessory structure. The granting of this zoning amendment is subject to the following special conditions:</p> <p>A. Covenant running with the land be executed by the property owners that prohibits the use of the accessory building for lease/barter exchange.</p>	92/3	1/7/92

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	<p>B. No microwave, oven, burner or similar type cooking facility shall be permitted.</p> <p>C. No dishwasher shall be permitted.</p>		
S-56	<p>For the property described as Lot 7, Block 7, in the University Park Addition to the City of University Park, more commonly known as 3631 University Blvd., to permit kitchen, cooking, and food preparation facilities in the proposed accessory structure.</p> <p>The granting of this zoning amendment is subject to the special condition that the property owners execute and deliver to the city a covenant running with the land that prohibits the use of the accessory building for lease/barter exchange.</p>	92/10	3/3/92
S-57	<p>For the property described as the north 190 feet of Lot 2, Block 13, of the Brookside Estates Addition more commonly known as 6900 Turtle Creek Boulevard, to permit kitchen, cooking, and food preparation facilities in a detached accessory building.</p> <p>The granting of this zoning amendment is subject to the special condition that the property owners execute and deliver to the city a covenant running with the land that prohibits the use of the accessory building for lease/barter exchange.</p>	92/21	6/2/92
S-58	<p>For the property described as Lot 20, Block 10, of the Caruth Hills Addition to the City of University Park, more commonly known as 3004 Hanover, to permit kitchen, cooking, and food preparation facilities in the proposed accessory structure.</p> <p>The granting of this zoning amendment is subject to the special condition that the property owners execute and deliver to the city a covenant running with the land that prohibits the use of the accessory building for lease/barter exchange.</p>	92/32	11/2/92
S-59	<p>For a private tennis court, lighting and a fence in the rear yard of the property described as Lot 5, Block 7, in the University Park Estates Addition, an addition to the City of University Park, Dallas County, Texas, and known as 6700 Hunters Glen, in University Park, Texas.</p> <p>The granting of this zoning classification is subject to the site plan submitted with the application and the following special conditions:</p> <p>A. The lighting for the tennis court shall be down cast "ELSCO-EVR-3" or better;</p> <p>B. The final detailed site plan for the tennis court, lighting and fence shall be approved by the building department; and,</p> <p>C. The property owner shall not be permitted to use the tennis court lights after 10:30 p.m. daily.</p>	92/37	12/16/92
S-60	<p>For the property described as Lot 3, Block 4, of the Preston Place Number Three (3) Addition to the City of University Park, more commonly known as 4211 Shenandoah, for kitchen, cooking, and food preparation facilities in the proposed accessory structure.</p> <p>The granting of this zoning amendment is subject to the special</p>	92/38	12/16/92

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	condition that the property owners execute and deliver to the city a covenant running with the land that prohibits the use of the accessory building for lease/barter exchange.		
S-61	<p>For the property described as Lot 16, Block 12, in the Troth's Subdivision, a part of University Park Estates Addition to the City of University Park, more commonly known as 4015 Druid, for kitchen, cooking, and food preparation facilities in the proposed accessory structure.</p> <p>The granting of this zoning amendment is subject to the special condition that the property owners execute and deliver to the city a covenant running with the land that prohibits the use of the accessory building for lease/barter exchange.</p>	92/39	12/16/92
S-62	<p>For the property described as Lots 2 and 3, Block 2 in the University Park Estates Addition more commonly known as 4033 Grassmere to permit construction of a private tennis court, lighting and a fence. The granting of this zoning classification is subject to the site plan submitted with the application and the following special conditions:</p> <p>A. The lighting for the tennis court shall consist of six (6) downcast lights, "courtsider series single col-a-assemblies" on eighteen (18) foot round steel poles in accordance with the application;</p> <p>B. The final detailed site plan for the tennis court, lighting, landscaping and fence shall be approved by the building department provided that the landscape plan will include a photinia hedge planted on three (3) foot centers on the east side of the court; and</p> <p>C. The property owner shall not be permitted to use the tennis court lights after 10:00 p.m. on Sunday through Thursday nights or after 10:30 p.m. on Friday and Saturday nights.</p>	93/6	4/6/93
S-63	<p>For the property described as Lot 3, Block 9, of the Brookside Estates Addition, more commonly known as 6801 Baltimore, to permit construction of a private tennis court, lighting and a fence and to permit construction of kitchen, cooking, and food preparation facilities in the detached accessory structure.</p> <p>The granting of this zoning classification is subject to the site plan submitted with the application and the following special conditions:</p> <p>A. The lighting for the tennis court shall consist of six (6) "no-fault lights" mounted on twenty-two (22) foot round steel poles in accordance with the data sheets admitted with the application;</p> <p>B. The final detailed site plan for the tennis court, lighting, and fence shall be approved by the building department;</p> <p>C. The fence to be constructed around the tennis court shall be constructed in accordance with the final detailed site plan and shall not exceed eight (8) feet in height at any point; and</p> <p>D. The property owner shall not be permitted to use the tennis</p>	93/7	4/6/93

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	court lights after 11:00 p.m. daily.		
S-64	<p>For a private tennis court, lighting and a fence on the property described as Lot 1, Block 13, of Troth's Subdivision Addition, an addition to the City of University Park, Dallas County, Texas, and known as 3925 Druid.</p> <p>The granting of this zoning classification is subject to the site plan submitted with the application and the following special conditions:</p> <p>A. The lighting for the tennis court shall be no more than six (6) "courtsider series" downcast lights mounted on twenty (20) foot round steel poles in accordance with the data sheets admitted with the application; and</p> <p>B. The fence to be erected on the north side of the tennis court may be up to ten (10) feet in height for the thirty-two foot section thereof to be shown on the final detailed site plan for the tennis court, lighting and fence which shall be approved by the building department; and</p> <p>C. The property owner shall not be permitted to use the tennis court lights after 11:00 p.m. daily.</p>	93/8	4/6/93
S-65	<p>For the property described as part of Lot 8 and part of Lot 9, Block 37, in the University Heights #4 Addition, more commonly known as 3812 Greenbrier, for kitchen, cooking, and food preparation facilities in the detached accessory structure.</p> <p>The granting of this zoning amendment is subject to the special conditions that the property owners execute and deliver to the city a covenant running with the land that prohibits the use of the accessory building for lease/barter exchange.</p>	93/25	8/18/93
S-66	<p>For the property described as Lot 11, Block 46 of the University Heights #5 Addition, more commonly known as 4005 Marquette, to install food preparation facilities in a detached accessory structure in accordance with the plans submitted for construction and further provided that the granting of this specific use permit is subject to the special condition that the property owners sign a deed restriction that runs with the land that the accessory structure cannot be used for lease/barter exchange.</p>	93/33	10/5/93
S-67	<p>For property described as Lot 19A, Block 51, of the University Heights No. 6 Addition, more commonly known as 3833 Centenary, to install food preparation facilities in an accessory structure in accordance with the plans submitted for construction and further provided that such facilities are limited to a refrigerator and double sink, and that the granting of this Specific Use Permit is subject to the special condition that the property owners sign a deed restriction that runs with the land that the accessory structure cannot be used for lease/barter exchange.</p>	93/35	11/2/93
S-68	<p>For the property described as Lot 20, Block 7 in the Mount Vernon #2 Addition to University Heights Addition, an addition to the City of University Park, Dallas County, Texas, more commonly known as 3637 Binkley, to permit food preparation facilities in the detached accessory structure, provided that the facilities may include a single compartment sink and an</p>	94/2	3/1/94

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	undercounter refrigerator only, and further provided that the granting of this specific use permit is subject to the special condition that the property owners execute and deliver to the city a covenant running with the land that prohibits the use of the accessory building for lease/barter exchange.		
S-69	For a private tennis court, lighting and a fence to the southwest corner of the property described as Lot 1, Block 13, of Troth's Subdivision Addition, an addition to the City of University Park, Dallas County, Texas, and known as 3925 Druid.	94/3	3/1/94
S-70	For the property described as Lot 5, Block 1 in the Caruth Hills Addition, an addition to the City of University Park, Dallas County, Texas, more commonly known as 3124 Southwestern, to permit food preparation facilities in the detached accessory structure, provided that the facilities may include a bar sink in guest quarters above the detached garage.	94/5	4/5/94
S-71	For property described as Lot 11, Block 12 in the Highland Park High School Addition, an addition to the City of University Park, Dallas County, Texas, more commonly known as 4437 Druid, to permit food preparation facilities in the detached accessory structure, provided that the facilities may include a bar sink in the nook studio/gameroom above the garage.	94/6	4/5/94
S-72	For the property described as Lot 9, Block 3 in the Wright Addition, an addition to the City of the University Park, Dallas County, Texas, more commonly known as 4233 San Carlos, to permit a food preparation area in a detached accessory structure, provided that the facility may include a bar sink and an under-counter refrigerator, and further provided that the granting of this specific use permit is subject to the special condition that the property owners execute and deliver to the city a covenant running with the land that prohibits the use of the accessory building for lease/barter exchange.	95/7	2/7/95
S-73	For the property described as Lot 5, Block 3, Greenwades Subdivision, a subdivision in the City of University Park, Dallas County, Texas, more commonly known as 2720 Daniel, to permit a food preparation area in a detached accessory structure, provided that the facility may include a refrigerator and sink, and further provided that the granting of this specific use permit is subject to the special condition that the property owners execute and deliver to the city a covenant running with the land that prohibits the use of the accessory building for lease/barter exchange.	95/13	5/6/95
S-74	For property described as Lot 21R, Block 68, University Heights No. 7 Addition, a subdivision in the City of University Park, Dallas County, Texas, more commonly known as 3525 Northwest Parkway, to permit construction of a municipal facility for the City of University Park, a two million gallon elevated water tank and related appurtenances, subject to the special condition that said water tank shall not exceed 175 feet in height above grade.	95/16	8/1/95
S-75	For property described as Lots 5 and 6, Block E in the St. Andrews Place Addition, an addition to the City of University Park, Dallas County, Texas more commonly known as 6107 St. Andrews, for a private tennis court, lighting and accessories. The granting of this zoning classification is subject to the site plan submitted with the application and the following special conditions:	95/30	9/5/95

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Specific Use Permits Number	Type of Use	Amend. No.	Date
	<p>(A) The lighting for the tennis court shall be no more than six “Courtsider XL Series” downcast lights in Standard Layout No. 1 for residential/recreational uses, mounted on twenty foot round steel poles in accordance with the data sheets submitted with the application; and</p> <p>(B) That the owner install and maintain six Nellie R. Stevens Holly trees and one Yaupon Holly tree as screening between the tennis court and the back of the adjacent residential structure; and</p> <p>(C) Existing bamboo and shrubbery be removed from the property; and</p> <p>(D) That the property owner shall not be permitted to use the tennis court lights after 10:00 p.m. daily.</p>		
S-76	For property described as the east 40 feet of Lot 6 and the west 30 feet of Lot 7, Block 26, in the Fourth Section of University Heights Addition, more commonly known as 3522 Caruth, to permit a food preparation area in a detached accessory structure, provided that the facility may include a refrigerator and sink, and further provided that the granting of this specific use permit is subject to the special condition that the property owners execute and deliver to the city a covenant running with the land that prohibits the use of the accessory building for lease/barter exchange.	95/31	9/5/95
S-77	For property described as Lot 17 and the east 20 feet of Lot 18, Block 27, in the Fourth Section of University Heights Addition, more commonly known as 3609 Colgate, to permit a food preparation area in a detached accessory structure, provided that the facility may include a refrigerator and sink, and further provided that the granting of this specific use permit is subject to the special condition that the property owners execute and deliver to the city a covenant running with the land that prohibits the use of the accessory building for lease/barter exchange.	95/32	9/5/95
S-78	For property described as Lot 4, Block F in the Frances Daniel Park Addition, more commonly known as 3540 Milton, to permit a food preparation area in a detached accessory structure, provided that the facility may include a refrigerator, sink and dishwasher, and further provided that the granting of this specific use permit is subject to the special condition that the property owners execute and deliver to the city a covenant running with the land that prohibits the use of the accessory building for lease/barter exchange.	95/36	11/7/95
S-79	<p>For property described as Lot 1, Block 13, in the Troth’s Subdivision, more commonly known as 3925 Druid, for a private tennis court, lighting and accessories.</p> <p>The granting of this zoning classification is subject to the site plan submitted with the application and the following special conditions:</p> <p>(A) That in addition to the items heretofore shown on the approved site plan for this specific use permit, the owner will be authorized to install a ten foot high chain link fence along the north and south ends of the tennis court a distance of twenty feet</p>	95/38	12/5/95

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	on the east and west sides and dropping to eight feet in height for the balance of the east and west sides and that such chain link fence will be vinyl coated and forest green in color.		
S-80	For property described as Lot 16A, Block 1 in the University Heights Addition, more commonly known as 3612 Amherst, to permit a food preparation area in a detached accessory structure, provided that the facility may include a bar sink, under counter refrigerator, and pizza oven, and further provided that the granting of this specific use permit is subject to the special condition that the property owners execute and deliver to the City a covenant running with the land that prohibits the use of the accessory building for lease/barter exchange.	95/39	12/5/95
S-81	For property described as Lot 2, Block 36 of the Caruth Hills #3 Addition to the City of University Park, more commonly known as 3136 Caruth, to permit a food preparation area in an existing accessory structure, provided that the facility may include a sink and under counter refrigerator, and further provided that the granting of this specific use permit is subject to the special condition that the property owners execute and deliver to the city a covenant running with the land that prohibits the use of the accessory building for lease/barter exchange.	95/40	12/5/95
S-82	For property described as Lot 11, Block 4 of the Wesley Place Addition, more commonly known as 3483 McFarlin Boulevard, to permit a food preparation area in a detached accessory structure, provided that the facility may include a sink, stove and refrigerator and further provided that the granting of this specific use permit is subject to the special condition that the property owners execute and deliver to the city a covenant running with the land that prohibits the use of the accessory structure for lease/barter exchange.	96/5	3/5/96
S-83	For property described as Lot 18, Block 3 of Idlewood No. 1 Addition, more commonly known as 4128 Amherst, to permit a food preparation area in a detached accessory structure, provided that the granting of this specific use permit is subject to the special condition that the property owners execute and deliver to the city a covenant running with the land that prohibits the use of the accessory building for lease/barter exchange.	96/6	3/5/96
S-84	For property described as Lot 17, Block D of University Highland Addition, more commonly known as 4020 Purdue, to permit a food preparation area in a detached accessory structure, provided that the facility may include a sink, dishwasher, range and refrigerator, and further provided that the granting of this specific use permit is subject to the special condition that the property owners execute and deliver to the city a covenant running with the land that prohibits the use of the accessory building for lease/barter exchange.	96/7	3/5/96
S-85	For the property described as the east 10 feet of Lot 9, all of Lot 10, and the west 40 feet of Lot 11, Block G of the second installment of Armstrong Fairway Addition, an addition to the City of University Park, Dallas County, Texas, and more commonly known as 4408 Windsor Parkway, to permit kitchen, cooking and food preparation facilities in a detached accessory structure, providing that the facilities may include a sink, oven and refrigerator as shown by the site plan submitted with the zoning application, and further provided that the granting of this specific	96/13	5/7/96

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Specific Use Permits Number	Type of Use	Amend. No.	Date
	use permit is subject to the special condition that the property owners execute and deliver to the city a covenant running with the land that prohibits the use of the accessory building for lease/barter exchange.		
S-86	For the property described as Lot 5, Block 14, of Section 3 of the University Heights Addition, more commonly known as 3416 Southwestern, an addition to the City of University Park, Dallas County, Texas, and more commonly known as 3416 Southwestern, to permit kitchen, cooking and food preparation facilities in a detached accessory structure, providing that the facilities may include a sink and refrigerator as shown by the site plan submitted with the zoning application, and further provided that the granting of this specific use permit is subject to the special condition that the property owners execute and deliver to the city a covenant running with the land that prohibits the use of the accessory structure for lease/barter exchange.	96/14	5/7/96
S-87	For the property described as Lot 1R, Block 3 of Section 1 of the Loma Linda Addition, an addition to the City of University Park, Dallas County, Texas, and more commonly known as 4338 San Carlos, for a sink, dishwasher, cook top, refrigerator, and microwave oven in an accessory structure, as shown by the site plan submitted with the zoning application, and further provided that the granting of this specific use permit is subject to the special condition that the property owners execute and deliver to the city a covenant running with the land that prohibits use of the accessory building for lease or barter exchange and which provides that the accessory structure may be occupied only by immediate family members and/or full time domestic servant or servants, and that in case of a live-in servant family, all adult members must be employed by the owner/occupant of the property.	96/15	5/7/96
S-88	For the property described as Lot 12A, Block 2, of Section 3 of the Albert Hill Addition, an addition to the City of University Park, Dallas County, Texas, more commonly known as 4385 San Carlos, for an oven, cook top, sink and refrigerator in a residential accessory building, as shown by the site plan submitted with the zoning application, and further provided that the granting of this specific use permit is subject to the special condition that the property owners execute and deliver to the city a covenant running with the land that prohibits use of the accessory building for lease or barter exchange and which provides that the accessory structure may be occupied only by immediate family members and/or full time domestic servant or servants and that in case of a live-in servant family, all adult members must be employed by the owner/occupant of the property.	96/16	5/7/96
S-89	<p>For the property described as Lot 12, Block 2, University Park Estates, more commonly known as 4056 Druid Lane, to permit construction of a fence to a height of eight feet two inches for a length of approximately one hundred fifty-nine feet along the western property line abutting Preston Road and for a length of ten feet at the southern limit of the fence to interconnect the fence with the residence.</p> <p>That the granting of this specific use permit is subject to the following special conditions:</p> <p>(A) That the fence shall be eight feet in height, constructed of</p>	96/26	8/6/96

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	<p>concrete blocks with a stucco finish, and shall have a two inch stone cap on top;</p> <p>(B) That the construction and location of the fence shall be in accordance with the site plan submitted with the zoning application and approved hereby;</p> <p>(C) That the fence is to provide protection for the single family dwelling from noise, fumes, and visual clutter generated by the vehicular traffic and commercial property along Preston Road; and</p> <p>(D) That the granting of this Special Use Permit is subject to the planting of trees and vines as shown on the approved landscape plan attached hereto as Exhibit "A" and made a part hereof for all purposes. That in addition to the plantings shown on the landscape plan, the owners shall irrigate and maintain all plantings and shall add at least twelve vines of differing varieties between the trees shown on the landscape plan, at least six of which vines shall be evergreen.</p>		
S-89, amnd.	<p>That the premises hereof are found to be true and correct. The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, as heretofore amended, are hereby amended by amending Specific Use Permit No. 89 (SUP 89) for 4056 Druid Lane, a tract of land described as Lot 12, Block 2, University Park Estates, an addition to the City of University Park, Dallas County, Texas, and adopting a Site Plan setting forth the land uses proposed for the property, attached hereto as Exhibit A to Ordinance 18/015 and made a part hereof for all purposes, the same as if fully copied herein. That such Site Plan depicts an 8' stucco wall with a stone cap on the west side of the property abutting Preston Road, and by this ordinance amending SUP 89, the existing stucco wall may be extended an additional 46'8" along the west side of the property.</p> <p>Approval of the amendment of SUP 89 and the amended Site Plan is subject to the following special conditions:</p> <p>A. This amendment to SUP 89 is to authorize erection of an extension of the existing 8' stucco wall with stone cap and columns into the required front yard of the property by 38', stepping down to 6' in height plus column for the last 11'8";</p> <p>B. The extension of the wall does not violate the conditions of Section 16-103(3) [9.4.5] of the zoning ordinance.</p> <p>C. That the amendment of this SUP does not affect the underlying single-family zoning (SF-1) of the property.</p>	18/015	3/20/18
S-90	<p>For the property described as Lot 7, Block 19, Caruth Hills Addition, an addition to the City of University Park, Dallas County, Texas, commonly known as 2925 Stanford, to permit food preparation facilities consisting of a sink, oven, and refrigerator in a detached accessory structure.</p> <p>That the granting of this specific use permit is subject to the special condition that the sink, oven, and refrigerator may be installed in the detached accessory structure in accordance with</p>	96/27	8/6/96

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	the site plan submitted with the zoning application, and further provided that the property owners execute and deliver to the City of University Park a covenant running with the land that prohibits the use of the accessory structure for lease or barter exchange and which provides that the accessory structure may be occupied only by immediate family members and/or full time domestic servant or servants, and that in the case of a live in servant family, all adult members of the family must be employed by the owner/occupant of the property.		
S-91	<p>For the property described as Lot 2, Block 30, University Heights No. 4 Addition, an addition to the City of University Park, Dallas County, Texas, commonly known as 3708 Bryn Mawr, to permit food preparation facilities consisting of a sink, oven, and refrigerator in living quarters in a detached accessory structure.</p> <p>That the granting of this specific use permit is subject to the special condition that the sink, oven, and refrigerator may be installed in the detached accessory structure in accordance with the site plan submitted with the zoning application, and further provided that the property owners execute and deliver to the City of University Park a covenant running with the land that prohibits the use of the accessory structure for lease or barter exchange and which provides that the accessory structure may be occupied only by immediate family members and/or full time domestic servant or servants, and that in the case of a live in servant family, all adult members of the family must be employed by the owner/occupant of the property.</p>	96/30	9/3/96
S-92	<p>For the property described as Lot 1, Block B, Compton Heights Addition, an addition to the City of University Park, Dallas County, Texas, commonly known as 2833 Lovers Lane, to permit construction of an eight foot tall fence along the west property line adjacent to Boedeker Street from the rear property line to a point of termination at the front building limit line.</p> <p>That the granting of this specific use permit is based upon a determination by the city council that noise abatement provisions are available to single family dwellings which abut high automobile and truck traffic thoroughfares, including Boedeker Street, and that such provisions include additional height of fences for screening of noise and visual clutter. That such fence shall be constructed so as to not impair or obstruct the vision of traffic entering the site or traveling adjacent to the site.</p>	96/44	12/3/96
S-93	<p>For a private tennis court, lighting, and a fence on the property described as Lot 6, Block 1, of University Park Estates Addition, an addition to the City of University Park, Dallas County, Texas, and commonly known as 7027 Hunters Glen.</p> <p>That the granting of this zoning classification is subject to the site plan submitted with the application and the following special conditions:</p> <p>(A) The lighting for the tennis court shall be no more than four twin seventy (D70) system "courtsider series" downcast metal halide lamps mounted on twenty foot round steel poles at an overall height not to exceed twenty-four feet in accordance with the datasheets submitted with the application; and</p>	97/16	6/3/97

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	<p>(B) That the fence currently in place around the tennis court be maintained in its existing configuration; and</p> <p>(C) That the steel poles holding the light assemblies shall be placed not less than thirty feet from the adjacent north and south property lines of said lot; and</p> <p>(D) The property owners shall not be permitted to use the tennis court lights between the hours of 10:00 p.m. and 8:00 a.m. daily.</p>		
S-94	For the property described as Lot 3, Block 2, Hursey Addition, more commonly known as 3421-23 Lovers Lane, to permit construction of a fence to a height of seven feet for a length of approximately sixteen feet in front of the required building line along the eastern property line abutting Snider Plaza to the east of the residence.	99/17	8/3/99
S-95	<p>For a 35' by 68' private tennis or sport court, lighting, landscaping and fences on the property described as Lot 22, Block 10, of Caruth Hills Addition, First Section, an addition to the City of University Park, Dallas County, Texas, and commonly known as 3012 Hanover.</p> <p>That the granting of this zoning classification is subject to the site plan attached hereto as Exhibit "A" and approved hereby and the following additional special conditions:</p> <p>(A) The lighting for the court shall be no more than a single, 18' tall pole-mounted, three head Sport Court sport light system on the west side of the court, configured in accordance with the data sheets submitted with the application;</p> <p>(B) That a mesh fence, transparent black and not exceeding 10' in height, shall be permitted on the west side of the court;</p> <p>(C) That mesh fence, transparent black and not exceeding 7' in height, shall be permitted on the north side of the court;</p> <p>(D) The property owner shall not be permitted to use the court lights between the hours of 10:00 p.m. and 7:30 a.m. daily;</p> <p>(E) That 5 gallon Nellie Stevens Hollies will be planted on 3' centers along the west property line for screening; and</p> <p>(F) That the property owner will adjust the lighting at the direction of the building inspector so that it is as unobtrusive as possible to the neighbors.</p>	01/07	4/3/01
S-96	<p>A change of zoning from Multifamily 3 (MF-3) to Multifamily 3 (MF-3) subject to a specific use permit for a church for the property at 3308 Daniel, more particularly described as Lot 4, Block A, SMU Heights Addition, an addition to the City of University Park, Dallas County, Texas.</p> <p>The development of the property shall be in accordance with the provisions of the Comprehensive Zoning Ordinance of the City of</p>	04/23	8/3/04

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Specific Use Permits Number	Type of Use	Amend. No.	Date
	University Park, as amended hereby, and the approved site plan, Exhibit "A," on file in the office of the city secretary, and made part hereof for all purposes, the same as if fully copied herein.		
S-97	<p>For 7045 Vassar, a tract of land described as Lot 3B-R, Block 7, University Park Estates, an addition to the City of University Park, Dallas County, Texas, and adopting a Site Plan setting forth the land uses proposed for the property, attached to Ordinance 18/016 as Exhibit "A" and made a part hereof for all purposes, the same as if fully copied herein. That such Site Plan depicts an 8' concrete block wall with a smooth black stucco finish and a facade greenery system and ivy covering on the north side of the property abutting Lovers Lane, and by this ordinance and SUP 97 as granted hereby, the concrete block wall may be extended into the required front yard 70'6".</p> <p>Approval of SUP 97 and the Site Plan is subject to the following special conditions:</p> <p>A. This SUP 97 is to authorize erection of an 8' concrete block wall with a smooth black stucco finish and a facade greenery system and ivy into the required front yard of the property as shown on the Site Plan. The wall will be set back 26'5" from the curb;</p> <p>B. The wall does not violate the conditions of Section 16-103(3) [9.4.5] of the zoning ordinance.</p> <p>C. That the granting of this SUP does not affect the underlying single-family zoning (SF-1) of the property.</p>	18/016	3/20/18
S-98	<p>For 3220 Daniel Avenue, currently zoned for Multifamily 3 zoning district uses, a tract of land described as the east one-half of the south one-half of Lot 3, Block F, SMU Heights, an addition to the City of University Park, Dallas County, Texas, and adopting a Site Plan setting forth the land uses proposed for the property, attached to Ordinance 18/021 as Exhibit "A" and made a part hereof for all purposes, the same as if fully copied herein.</p> <p>Approval of SUP 98 and the Site Plan is subject to the following special conditions:</p> <p>A. This SUP 98 is to authorize use of the multifamily 3 zoned property for an additional use as a Place of Worship as shown on the Site Plan;</p> <p>B. That the granting of this SUP is authorized by the Use Tables of the Comprehensive Zoning Ordinance, is in addition to, and does not affect, the underlying multifamily zoning (MF-3) of the property.</p>	18/021	4/17/18
S-99	<p>For 3420 Rankin, currently zoned for Multi-Family 2 zoning district uses, a tract of land described as Lot 4A, Block 4 (21,463 square feet), Hursey Addition to University Place, an addition to the City of University Park, Dallas County, Texas, and adopting a Site Plan setting forth the land uses proposed for the property, attached to Ordinance 21-007 as Exhibit "A" and made a part hereof for all purposes, the same as if fully copied herein.</p>	2	4/6/21

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	<p>Approval of SUP 99 and the Site Plan is subject to the following special conditions:</p> <p>A. This SUP 99 is to authorize use of the multi-family 2 zoned property for an additional use as Government Service as shown on the Site Plan and described herein.</p> <p>B. That the granting of this SUP is authorized by the Use Tables of the Comprehensive Zoning Ordinance, is in addition to, and does not affect, the underlying multi-family zoning (MF-2) of the property.</p> <p>C. The City is preparing to replace existing infrastructure in Snider Plaza over the next three years and in consideration of the accessibility to businesses and to facilitate construction without use of existing parking areas, it is necessary to provide temporary construction offices, construction equipment parking, and materials storage on the property.</p> <p>D. The lot will be improved with a temporary all-weather surface and the perimeter screened by an eight feet (8') tall, green painted, solid plywood fence, which will be maintained in good condition with painting and necessary repairs by the general contractor during construction of the infrastructure improvements.</p> <p>E. Sidewalks along Hursey and Rankin will remain accessible and visibility clips will be provided at intersections.</p> <p>F. Access gates will be provided on the northwest and southeast corners to allow for pass-through loading and unloading with minimal distances to Hillcrest Avenue and Lovers Lane.</p> <p>G. Regular construction hours of 7:00 a. m. to 6:00 p. m., Monday through Saturday, with specific necessary exceptions as may be granted by the Director of Public Works.</p> <p>H. Portable toilets on a trailer or restrooms emptying into the sanitary sewer will be provided on the site.</p> <p>I. Off-site parking for construction employees will be provided for by the contractors.</p> <p>J. This specific use permit will expire six months after substantial completion of the infrastructure improvements.</p>		

D. PLANNED DEVELOPMENT DISTRICTS REFERENCED ON ZONING DISTRICT MAP

PD-1-R Planned Development District-1-Retail (Snider Plaza)

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Planned Development District to provide for the change and improvement of the Snider Plaza Shopping Area as a stage redevelopment and permitting retail uses as prescribed in the Use Schedule of the Zoning Ordinance of University Park, Texas, for the “GR” General Retail District. Prior to the issuance of a Building Permit or Certificate of Occupancy for any dimensional change in any building or structure, a site plan and related building plans shall be submitted to the Planning and Zoning Commission for consideration, review and action. Approval of the site plan by the Planning and Zoning Commission and ratification by the Board of Commissioners shall be obtained before the issuance of any permit for demolition, removal, site alteration, reconstruction or new construction on any portion of the area designated as PD-1-R. Site plan approval requirements shall not apply to maintenance and remodeling of existing buildings wherein no dimensional or area changes are involved.

The site plan, when required, shall comply with the provisions of 20-300 of the University Park Zoning Ordinance and set forth building areas, building heights and building location in relation to adjacent development, off-street parking, points of access for both vehicles and pedestrians, curbs, drives, proposed drainage facilities, sidewalks, open areas, screening walls, landscape planting areas and related facilities and features essential to the proper function of the proposed development and to assure coordination with other adjacent development.

The present development provides no significant building setback from existing street right-of-way lines, except in that portion between Rankin Avenue and Lovers Lane, and it is intended that no setback be required except for structures above two (2) stories in height and for essential street widening to facilitate the operation of the center. The conversion of all or a portion of Snider Plaza to a pedestrian shopping mall including the extension of building fronts into the present street area in accordance with an approved plan is intended.

Public parking space is presently provided within the public street right-of-way. Future development shall provide off-street parking at a minimum ratio of one (1) vehicle space for each three hundred (300) square feet of gross floor area, such required parking may provided by the construction of parking facilities beneath or above the retail-pedestrian level of the primary buildings or in the half block area between Hursey Street and the alley located between Snider Plaza and Hursey Street, provided that in no case shall less than a total one-half block unit be converted to off-street parking at any one time. Off-street parking provided along Hursey Street may include a surfaced parking lot or a parking structure not to exceed a maximum height of twenty (20) feet above the existing street or alley grade at any point along the periphery of the parking structure and which may contain up to three (3) levels of off-street parking. All parking space and the arrangement and function of all parking space shall be subject to approval of the Board of Commissioners after recommendation by the Planning and Zoning Commission.

The requisite site and development plans may be approved in whole or in part provided that the minimum area that may be included in a partial site plan or partial development shall be the entire area between any two east-west streets intersecting Snider Plaza and from Hillcrest to the alley west of Snider Plaza. One or more of the areas delineated by the blocks between Daniel, Rosedale, Milton, Rankin and Westminster Avenues or Lovers Lane may be considered as a unit of the overall Planned Development District.

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Buildings may be constructed to a maximum height of four (4) stories provided that the floor area ratio to site area in any one unit shall not exceed 3:1 and provided further that the total floor area shall not exceed the area resulting from multiplying the available off-street parking spaces by 300. All buildings exceeding two (2) stories in height shall be set back a minimum distance of one-half (1/2) the building height above grade as measured from the center of the adjacent alley or street except in no case need such setback exceed thirty-five (35) feet.

Provision shall be made in any new construction along Hillcrest Avenue for widening of the right-of-way to eighty (80) feet in order to provide safe and convenient access to the center. Each existing street intersecting Hillcrest Avenue shall be considered a major point of access.

That the Comprehensive Zoning Ordinance of the City of University Park, Texas, as heretofore amended, is amended by amending Planned Development District No. 1-R to adopt new development and building standards for the property described as the area bounded by Hillcrest, Daniel, Lovers Lane and the alley between Hursey and Snider Plaza in the City of University Park, Dallas County, Texas, and commonly known as Snider Plaza Shopping Area. That the special development and building standards hereafter applicable to PD-1-R are set out in Exhibit "A" [attached to Ordinance 09/28], which is attached hereto and made part hereof for all purposes, the same as if fully copied herein, and are adopted and incorporated herein by reference.

The Comprehensive Zoning Ordinance and Map of the City of University Park are hereby amended by approving an amended detailed site plan of a portion of Planned Development District-1-R "PD-1-R" (Snider Plaza), to wit: Lots 1-6, Block A, Campus Heights No. 1 Addition to the City of University Park, according to the Plat thereof recorded in Volume 4, Page 198, of the Map Records of Dallas County, Texas, and more commonly known as 6604-6616 Snider Plaza (collectively, the "site") as depicted in Exhibit "A" (14 pages) attached to Ordinance 21-027 and made part hereof.

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 construction of a new building on the Site.

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 to Ordinance 21-027), including elevations, all conditions of the ordinance creating PD-1-R and all conditions of previous ordinances amending PD-1-R 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. Conditions for the new building:
 1. The new building will have maximum height of three stories not exceeding 46 feet above grade, excluding parapet wall, mechanical equipment, and its screening.

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2. The new building will provide a minimum set back of 8 feet from the front face of the building for the third floor. The floor area to site ratio shall not exceed 3:1. The ground level of the new building will be +/- 11,000 square feet for retail or restaurant uses. The second and third levels will have a total of +/- 21,500 square feet for Office uses.
3. The new building will provide 48 parking spaces in a two-level underground parking garage for on-site occupants and patrons. The site (current building) is entitled to a credit of 70 off-site parking spaces on public property in Snider Plaza.
4. The official address for the new building will be 6600 Snider Plaza.

C. Miscellaneous Special Conditions:

1. Signage: All new signs on the site must comply with the City of University Park sign regulations in effect at the time of the sign permit application. Alternatively, the owner may request consideration of a special sign district to serve the proposed development.
2. Utilities and Easements: Details of size and location of water and sewer lines, taps, and meters, and the location of all private utilities (gas, electric and Telco services) and easements including relocations to serve the proposed development will be reviewed in accordance with city policies and approved by the Public Works Department before the issue of a building permit.
3. Construction Fence: An 8-foot solid plywood screening fence must be installed around the construction site during construction and remain in place while construction is ongoing. The fence must be painted green, or as otherwise approved by the City Council, and installed prior to demolition of any existing structure on the subject site.
4. Neighborhood Liaison. Applicant will provide a liaison during construction to respond to questions and complaints from residents and businesses. Applicant will provide notice to residents and businesses located within 2 blocks of the subject property of the name and methods of contacting the liaison 24 hours a day, seven days a week. The contact's name and number will be posted on the construction site.
5. Construction Vehicles. Construction vehicles and equipment may not be parked on City streets, except on streets closed for construction by permission of the Director of Public Works. All parking will be accommodated on-site. If additional parking is required during construction, owner will secure off-site parking and shuttle workers to the site.
6. Construction Hours. Unless written permission is granted by the Director of Community Development, construction work on the site is restricted to Monday through Saturday from 7:00 a. m. to 6:00 p. m.

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7. Routes for debris, excavation spoils, and construction materials haul and delivery from and to the site shall be approved in writing by the Director of Public Works or his designee.

The Comprehensive Zoning Ordinance and Map of the City of University Park are hereby amended by approving an amended detailed site plan of a portion of Planned Development District-1-R "PD-1-R" (to be known as 6600 Snider Plaza Drive), to wit: Lots 1-6, Block A, Campus Heights No. 1 Addition to the City of University Park, according to the Plat thereof recorded in Volume 4, Page 198, of the Map Records of Dallas County, Texas, (collectively, the "site") as depicted in Exhibit A attached to Ordinance 22-014 and made part hereof.

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 construction of a new building on the Site.

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 to Ordinance 22-014), including elevations, all conditions of the ordinance creating PD-1-R and all conditions of previous ordinances amending PD-1-R or the approved detailed site plan, except as amended or repealed hereby, and all other provisions of the Comprehensive Zoning Ordinance of the City of University Park that are applicable.
- B. Conditions for the new building:
 1. The new building will have a maximum height of thirty-eight feet (38'), including parapet wall, mechanical equipment, and its screening.
 2. The floor area to site ratio shall not exceed 3:1. The ground level of the new building will be +/-11,940 square feet for retail or restaurant uses. The second level will have a total of +/-5,700 square feet for Office uses.
 3. The new building will provide nine (9) new parking spaces on-site. The site is entitled to a credit of 70 off-site parking spaces on public property in Snider Plaza.
 4. The official address for the new building will be 6600 Snider Plaza Drive.
- C. Miscellaneous Special Conditions:
 1. Signage: All new signs on the site must comply with the City of University Park sign regulations in effect at the time of the sign permit application. Alternatively, the owner may request consideration of a special sign district to serve the proposed development.

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2. Utilities and Easements: Details of size and location of water and sewer lines, taps, and meters, and the location of all private utilities (gas, electric and Telco services) and easements including relocations to serve the proposed development will be reviewed in accordance with city policies and approved by the Public Works Department before the issue of a building permit.
3. Construction Fence: An 8-foot solid plywood screening fence must be installed around the construction site during construction and remain in place while construction is ongoing. The fence must be painted green, or as otherwise approved by the City Council, and installed prior to demolition of any existing structure on the subject site.
4. Neighborhood Liaison. Applicant will provide a liaison during construction to respond to questions and complaints from residents and businesses. Applicant will provide notice to residents and businesses located within 2 blocks of the subject property of the name and methods of contacting the liaison 24 hours a day, seven days a week. The contact's name and number will be posted on the construction site.
5. Construction Vehicles. Construction vehicles and equipment may not be parked on City streets, except on streets closed for construction by permission of the Director of Public Works. All parking will be accommodated on-site. If additional parking is required during construction, owner will secure off-site parking and shuttle workers to the site.
6. Construction Hours. Unless written permission is granted by the Director of Community Development, construction work on the site is restricted to Monday through Saturday from 7:00 a. m. to 6:00 p. m.
7. Routes for debris, excavation spoils, and construction materials haul and delivery from and to the site shall be approved in writing by the Director of Public Works or his designee.

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, as heretofore amended, are amended by amending Planned Development District No. 1-Retail "PD-1-R" to adopt a new Concept Site Plan for the Street Zone and the Sidewalk Zone for the property described as the area bounded by Hillcrest, Daniel, Lovers Lane and the alley between Hursey and Snider Plaza in the City of University Park, Dallas County, Texas, and commonly known as Snider Plaza Shopping Area, and by adding the property described as Lot 4A, Block 4, Hursey Addition to University Place, an addition to the City of University Park, Dallas County, Texas, according to the Plat thereof filed and recorded in the Official Public Records of Dallas County, Texas, on the 7TH day of January 2019, under Document Number 201900004846 to the area of PD-1-R.

The Concept Site Plan, with special street, sidewalk, landscape, lighting, streetscape, fountain, and other development and building standards hereafter applicable to the Street Zone and Sidewalk Zone of PD-1-R, are depicted in Exhibit "A" (215 pages) to Ordinance 23-014, and made part hereof for all purposes, and more fully described in the Construction Plans for Snider

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Plaza by Teague, Nall, and Perkins, Engineers, which are adopted and incorporated herein by reference.

In accordance with section 9.5.3 A of the zoning ordinance the planning and zoning commission has recommended a waiver of the requirement of a detailed site plan. The City Council finds and determines that the Concept Site Plan and Exhibits adopted hereby are adequate and waiver of a detailed site plan is granted without condition. The Building Official is hereby authorized to issue all necessary building and other permits for development based upon the approved Concept Site Plan, including the Exhibits and Construction Plans.

(Ordinance 09/28 adopted 7/7/09, Ordinance 21-027 adopted 9/27/21, Ordinance 22-014 adopted 8/16/22, Ordinance 23-014 adopted 6/6/2023)

PD-1-R(a) Adele Hunt, Inc., 7015 Snider Plaza

The Comprehensive Zoning Ordinance of the City of University Park is hereby amended to allow Adele Hunt, Inc. (Lots 7 and 8, Block E, Campus Heights #1 Addition, known as 7015 Snider Plaza) to extend the second floor of the furniture store building over the parking lot for added showroom space.

(Ordinance 91/35 adopted 12/3/91)

PD-1-R(b) George C. Morris, 6632-34 Snider Plaza

The Comprehensive Zoning Ordinance of the City of University Park is hereby amended to allow the addition of 382 square feet of storage by covering the vacant area in the back of the building known as 6632-34 Snider Plaza (part of Lots 9 and 10, Block A, Campus Heights No. 1 Addition) with the express understanding that the east wall of the new addition will have to be masonry wall.

(Ordinance 91/35 adopted 12/3/91)

PD-1-R(c) 6801 Snider Plaza

PD-1-R is hereby amended so as to permit general retail uses on the second floor of the building commonly known as 6801 Snider Plaza, and described as Lot 1, Lot 2, and the South thirteen (13) feet of Lot 3, Block F, in the Campus Heights Number 1 Addition to the City of University Park, Dallas County, Texas.

(Ordinance 91/35 adopted 12/3/91)

PD-1-R(e) Park Cities Savings

PD-1-R (Snider Plaza) is hereby amended to allow Park Cities Builders, Inc., to enclose an existing covered drive-through at 6901 Hillcrest Avenue (south 113 ft. of Lot 2, Block B, University Park Resubdivision) in order to add approximately 211 sq. ft. to the building that will be occupied by Park Cities Savings. More than six (6) required parking spaces will be provided.

(Ordinance 01/09 adopted 4/18/01, Ordinance 12/29 adopted 9/18/12)

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PD-1-R(f) John M. Jackson/Bradford D. Corrigan 6725 Hillcrest Avenue

PD-1-R (Snider Plaza) is hereby amended to allow the owners of Lot 1, Block D, University Park Resubdivision, known as 6725 Hillcrest Avenue, to raise the roof by three (3) feet at the rear of the present structure in order to provide enough head room for both first floor and interior balcony.

(Ordinance 01/09 adopted 4/18/01, Ordinance 12/29 adopted 9/18/12)

PD-1-R(g) Mobil Lube Express 7038 Snider Plaza

The Comprehensive Zoning Ordinance of the City of University Park, Texas, is hereby amended so as to amend "PD-1-R" Planned Development District-1-Retail (Snider Plaza) in part by approving a revised site plan and related building and landscape plans for a portion of Lots 9 and 10, Block D, of the Campus Heights No. 1 Addition in accordance with the replat thereof approved by the Planning and Zoning Commission on June 14, 1988, and also commonly known as 7038 Snider Plaza, University Park, Texas.

The above described property shall be used only in the manner and for the purposes provided in the Comprehensive Zoning Ordinance of the city, as amended hereby, subject to the following special conditions:

- (1) The comprehensive site plan attached hereto as Exhibit A [attached to Ordinance 88/7] and made part hereof for all purposes.
- (2) The final concept plan/planting plan attached hereto as Exhibit B [attached to Ordinance 88/7] and made part hereof for all purposes.
- (3) The future wall location attached hereto as Exhibit C [attached to Ordinance 88/7] and made part hereof for all purposes.
- (4) All conditions and details shown on each of said exhibits shall be considered conditions precedent to the obtaining of a building permit or certificate of occupancy for the above described property, but shall not be considered conditions precedent to the granting of this zoning amendment.
- (5) The lube express business to be constructed in accordance with this site plan shall be limited in its time of operation on Monday through Saturday from 7:00 a.m. to 7:00 p.m. and on Sunday from 10:00 a.m. to 6:00 p.m.
- (6) No floodlight or high pressure sodium lights shall be permitted on the property, but all lighting shall be of a subdued and concealed type controlled, louvered or so directed as to not reflect over on adjacent property. Only mercury vapor, metal halide or fluorescent lighting may be utilized.

(Ordinance 01/09 adopted 4/18/01, Ordinance 12/29 adopted 9/18/12)

PD-1-R(h) 7031 Snider Plaza

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The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, as heretofore amended, and same are hereby, amended by amending Planned Development District No. 1-Retail, PD-1-R, on property described as Lot 6, Block E, Campus Heights No. 1 and No. 2 Addition to the City of University Park, Dallas County, Texas, commonly known as 7031 Snider Plaza, by approving an amended site plan authorizing enlargement of an existing building and installation of a drive-through banking kiosk.

Approval of an amended site plan for the above described property and use of the facilities for banking purposes are subject to the following special conditions:

- (1) That the property may only be developed in accordance with the approved site plan attached hereto as Exhibit "A" [attached to Ordinance 99/13] and made part hereof for all purposes.
- (2) The bank shall require by appropriate signage and direction to its employees that parking on the west end and on the east end shall be "Employee Only" parking.
- (3) No automated teller machine (ATM) may be placed in the kiosk.
- (4) There shall be no exterior trash containers or dumpsters on the site.
- (5) The exit from the kiosk shall be designed so that no exit therefrom may be made by turning to the right.

(Ordinance 01/09 adopted 4/18/01, Ordinance 12/29 adopted 9/18/12)

PD-1-R(i) Marino's Service Center, 7035 Snider Plaza

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, as heretofore amended, be, and the same are hereby, amended by amending Planned Development District No. 1-Retail, PD-1-R, for Marino's Service Center, on property described as 7035 Snider Plaza, by approving an amended site plan authorizing a 450 square feet enlargement of an existing building and installation of restrooms, shower and storage space.

The construction and use of the facilities for restroom and storage purposes may only be done in accordance with the approved amended site plan attached hereto as Exhibit "A" and made part hereof for all purposes.

That the Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, as heretofore amended, are amended by approval of an amended site plan of a portion of Planned Development District No. 1-R for the property described as Lots 9 and 10, Block E, Campus Heights No. 1 Addition, an addition to the City of University Park, Dallas County, Texas, and more commonly known as 7035 Snider Plaza.

The amended detailed site plan setting forth the authorized land use for the property is attached hereto as Exhibit "A" to Ordinance 12/29 and made a part hereof for all purposes, the same as if

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fully copied herein. That such detailed site plan contains the data required by Section 17-101 of the Comprehensive Zoning Ordinance.

The approval of this amended detailed site plan is subject to the following special conditions:

- A. Development of the property shall be in accordance with the approved amended detailed site plan and all provisions of Planned Development District No. 1-R and the Comprehensive Zoning Ordinance of the City of University Park, as heretofore amended and as amended hereby;
- B. The existing convenience store will be expanded by 640 square feet. Twenty (20) parking spaces, including four (4) tandem parking spaces for employee parking, as shown on the site plan, will be provided;
- C. Construction Conditions:
 - (1) Construction materials for the new addition will blend with the existing building;
 - (2) New curbs and landscaping will be added along Snider Plaza as shown on the site plan;
 - (3) All parking spaces and drive lanes will be striped in accordance with the site plan prior to issuance of a certificate of occupancy;
 - (4) The tract will be replatted to remove existing lot lines and create one lot and building site;
 - (5) Engineered foundation plans will be required;
 - (6) Separate mechanical, electrical, plumbing, fence and sign permits will be required.
- D. Except as previously amended and as amended hereby, the special conditions of PD 1-R shall remain in full force and effect.

(Ordinance 01/09 adopted 4/18/01, Ordinance 12/29 adopted 9/18/12)

PD-1-R(j) Park Cities Medical Plaza, 6901 Snider Plaza

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, as heretofore amended, be, and the same are hereby, amended by amending Planned Development District No. 1-Retail, PD-1-R, for a medical office building to be known as “Park Cities Medical Plaza,” on property described as Lots 1 and 2 and part of Lot 3, Block E, Campus Heights No. 1 and 2, an addition to the City of University Park, Dallas County, Texas, and commonly known as 6901 Snider Plaza, by approving an amended site plan authorizing a 39,910 square feet new building, with a total of 114 off-street surface and underground parking spaces.

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The construction and use of the medical office building and underground parking garage facilities may only be done in accordance with the approved amended site plan attached hereto as Exhibit "A" and made part hereof for all purposes, subject to the following special conditions:

- (1) That medical and medical related uses only shall be permitted on the property, including primary care, various specialists, related healthcare uses, and healthcare related retail support. Use will be limited to sub-acute care. Such medical uses may include, but will not be limited to, family practice, internal medicine, orthopedic surgery, gastroenterology, ear/nose/throat, pediatric, OB/Gyn, dermatology, radiology, cosmetic surgery, dentistry, ophthalmology, physical rehabilitation, occupational medicine, occupational therapy, imaging (x-ray, MRI, etc.) and other medical and healthcare related uses. Healthcare related retail support will be limited to uses such as a pharmacy (not including general retail sundry items) in support of the physicians needs, a limited food service kiosk providing patients and visitors with coffee/pastry/bagel/sandwich services (not including a full-service kitchen) or an optical shop;
- (2) That the building will contain not more than 33,970 square feet of useable space;
- (3) That the building be built in accordance with the renderings attached hereto as Exhibit "B," including the materials shown and specified in Exhibits "C," "D," "E," "F," and "G";
- (4) That the building will conform to the height, setback, and other area regulations of PD-1-R, provided that the building will not exceed forty-two feet (42') in height above the average natural grade of the property, will provide a twenty-two foot (22') front setback, a sixteen foot (16') side setback, and a twenty-four foot (24') rear setback, which will result in a floor area ratio of 1.5:1.

(Ordinance 01/14 adopted 6/5/01)

PD-1-R(k) 6900 Snider Plaza

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, be, and the same are hereby, amended so as to grant an amendment to Planned Development District No. 1 (PD-1-R) so as to allow a branch banking facility with a two lane motor bank to the West side of the building on the property commonly known as 6900 Snider Plaza, University Park, Texas.

The site plan depicting the improvements on said lot is attached hereto as Exhibit "A" [attached to Ordinance 05/42] and made part hereof for all purposes the same as if fully copied herein. That such site plan contains the data required by the Comprehensive Zoning Ordinance for a detailed site plan.

This Planned Development District amendment is granted subject to the following special conditions:

- (1) That the property will be developed only in conformance with the requirements of this ordinance and the approved site plan;

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- (2) That the property will be used only for the purposes authorized by the Comprehensive Zoning Ordinance and PD-1-R, as amended hereby.

(Ordinance 05/42 adopted 6/5/01)

PD-2-R Planned Development District-2-Retail (Miracle Mile)

Planned Development District to provide for the change and improvement of the Miracle Mile Shopping Area as a stage redevelopment and permitting retail uses as prescribed in the Use Schedule of the Zoning Ordinance of University Park, Texas, for the “GR” General Retail District. Prior to the issuance of a Building Permit or Certificate of Occupancy for any dimensional change in any building or structure, a site plan and related building plans shall be submitted to the Planning and Zoning Commission for consideration, review and action. Approval of the site plan by the Planning and Zoning Commission and ratification by the Board of Commissioners shall be obtained before the issuance of any permit for demolition, removal, site alteration, reconstruction or new construction on any portion of the area designated as PD-2-R. Site plan approval requirements shall not apply to maintenance and remodeling of existing buildings wherein no dimensional or area changes are involved.

The site plan, when required, shall comply with the provisions of 20-300 of the University Park Zoning Ordinance and set forth building areas, building heights and building location in relation to adjacent development, off-street parking, points of access for both vehicles and pedestrians, curbs, drives, proposed drainage facilities, sidewalks, open areas, screening walls, landscape planting areas and related facilities and features essential to the proper function of the proposed development and to assure coordination with other adjacent development.

The present development provides no significant building setback from existing street right-of-way lines on the north while some setback is provided on the south side of Lovers Lane and it is intended that no setback be required provided adequate provisions are made for off-street parking. The conversion of all or a portion of the Miracle Mile area of a shopping park, including the possible provision of off-street parking facilities above or below the existing street surface, is intended.

Public parking space is presently provided within the public street right-of-way. Future development shall provide vehicle parking at a minimum ratio of one (1) vehicle space for each three hundred (300) square feet of gross floor area, such required parking may be provided by the construction of parking facilities beneath or above existing or future buildings or above or below the street level. All parking space and the arrangement and function of all parking space shall be subject to approval of the Board of Commissioners after recommendation by the Planning and Zoning Commission. All parking space involving use of the surface, subsurface or space above the public street right-of-way shall be subject to agreements with the Board of Commissioners relative to the location, function and operation of such use.

The requisite site and development plans may be approved in whole or in part provided that the minimum area that may be included in a partial site plan or partial development shall be one-half (1/2) the frontage between Douglas Avenue and Armstrong Parkway and between Armstrong Parkway and Loma Alto Drive on the south side of Lovers Lane and one-half (1/2) the frontage

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between Douglas Avenue and Armstrong Parkway on the north side of Lovers Lane or all of the frontage in each of the two blocks between Armstrong Parkway and Loma Alto Drive on the north side. Each of the above described areas may be considered as a unit of the overall Planned Development District.

Buildings may be constructed to a maximum height of two (2) stories provided that the total floor area shall not exceed the area resulting from multiplying the available off-street parking spaces by three hundred (300).

(Ordinance 91/39 adopted 1/7/92)

PD-2-R(a) Miracle Mile Cleaners, 4415 Lovers Lane

The Comprehensive Zoning Ordinance of the City of University Park is hereby amended to allow the increase of floor area (597 s.f. lower floor, 883 s.f. second story) of the building located at 4415 Lovers Lane (portion of Lot 16, Block 18, Highland Park High School Addition) as long as the additions be masonry structures.

(Ordinance 91/39 adopted 1/7/92)

PD-2-R(b) Avon Cleaners, 4347 Lovers Lane

The Comprehensive Zoning Ordinance of the City of University Park is hereby amended to permit the increase of floor area (250 s.f. lower floor, 2500 s.f. 2nd story) of the building located at 4347 Lovers Lane (E. 10' of Lot 11, all of Lot 12, W. 8' of Lot 13, Block 19, Highland Park High School Addition) with the condition that the additions be masonry structures.

(Ordinance 91/39 adopted 1/7/92)

PD-2-R(c) Nichey L. Oates, dba, Carlisle Property Company

The Comprehensive Zoning Ordinance of the City of University Park is hereby amended to permit the increase of floor area (from the existing 50' x 60' structure to 50' x 80') of the building located at 4412-16 Lovers Lane, the East 50' of Lot 2, Block B, Idlewilde No. 2 Addition.

The building permit to be issued in connection with this amendment to PD-2-R shall specifically include the following requirements:

- (1) That 20' is the maximum addition allowed;
- (2) That only flat facade or awning signs are allowed;
- (3) That the structure shall not be leased for any use but retail sales, or sale of items that are subject to sales tax as determined by the State Comptroller.

(Ordinance 91/39 adopted 1/7/92)

PD-2-R(d) Martha Brooks, 4414 Lovers Lane

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The Comprehensive Zoning Ordinance of the City of University Park is hereby temporarily amended to permit the applicant to retain the existing 8' x 4' aluminum storage building located at the rear of the property known as the east 50 feet Lot 2, Block B, Idlewild Addition, under the following conditions:

- (1) That this permit is granted only for the length of the present lease, which will expire in June of 1989; and
- (2) That the aluminum storage building be removed as soon as the present lease expires.

(Ordinance 91/39 adopted 1/7/92)

PD-2-R(e) 4425 Lovers Lane, West 50 of Lot 2, Lot 3, Idlewilde #2 Addition

The Comprehensive Zoning Ordinance of the City of University Park is hereby amended to permit a fence and roof structure to be constructed on the rear of the tenant space at 4425 Lovers Lane, described as Lot 3 and the West fifty (50) feet of Lot 2, Block B, in the Idlewilde #2 Addition to the City of University Park, Dallas County, Texas, and subject to the special condition that the fence be located to permit parking off of the alley way and that the addition be constructed so as to conform with the Building Code of the City of University Park.

(Ordinance 91/39 adopted 1/7/92)

PD-2-R(f) 4301 Lovers Lane

The Comprehensive Zoning Ordinance of the City of University Park, Texas, be, and the same is hereby amended by adopting a revised site plan for a portion of Planned Development District Number 2 Retail (PD-2-R) on the property at 4301 Lovers Lane.

The amended site plan for 4301 Lovers Lane shall permit addition of a 160 square foot walk-in freezer on the rear of the existing structure in accordance with the engineering plans submitted, which plans are incorporated herein by reference and made a part hereof for all purposes.

(Ordinance 95/6 adopted 2/7/95)

PD-2-R(g) 4300 Lovers Lane

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, be, and the same are hereby, amended so as to grant an amendment to Planned Development District No. 2 (PD-2-R) so as to allow a branch banking facility with two lane motor bank to the East side of the building on the property described as Lot 1R of Block A, Idlewild No. 2, an addition to the City of University Park, Dallas County, Texas, and more commonly known as 4300 Lovers Lane, University Park, Texas.

The site plan depicting the improvements on said lot is, on file in the office of the city secretary, and made part hereof for all purposes the same as if fully copied herein. That such site plan

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contains the data required by Section 17-101 of the Comprehensive Zoning Ordinance, and the requirement for filing a Detailed Site Plan is hereby waived.

This Planned Development District is granted subject to the following special conditions:

- (a) The property will be developed only in conformance with the requirements of this ordinance and the approved site plan, and in accordance with the approved landscape plan, as Exhibit “B” on file in the office of the city secretary, and made part hereof for all purposes the same as if fully copied herein;
- (b) The property will be used only for the purposes authorized by the Comprehensive Zoning Ordinance and PD-2-R, as amended hereby.

(Ordinance 04/24 adopted 9/7/04)

PD-2-R(h) 4301 Lovers Lane

The comprehensive zoning ordinance be, and the same is hereby amended by the approved site plan for Planned Development District No. 2-R, in part, to allow a 275 square foot addition on the Gordo’s Restaurant property, commonly known as 4301 Lovers Lane, University Park, Dallas County, Texas.

The approval of the amended site plan is subject to the following special conditions:

- (1) The amendment is for the enclosure of a portion of an existing outside eating area of approximately 275 square feet.
- (2) The addition encloses existing seating areas and will not add additional seats or tables.
- (3) The total seating will not exceed 108 seats.
- (4) This amendment is subject to a parking lease agreement between the property owner and the adjacent property owner for parking in the evening hours.
- (5) That except as modified hereby, the site plan and special conditions applicable to PD-2R will continue in full force and effect.

(Ordinance 99/40 adopted 11/2/99)

The Comprehensive Zoning Ordinance of the City of University Park, Texas, as heretofore amended, is amended by approval of an amended site plan for a portion of Planned Development District No. 2-R for the property being described as the Eastern 35 feet of Lot 16 and all of Lot 17, Block 19, of the Highland Park High School Addition, an Addition to the City of University Park, Dallas County, Texas, and more commonly known as 4301 Lovers Lane.

The amended detailed site plan setting forth the authorized land use for the property is attached hereto as Exhibit “A” and made a part hereof for all purposes, the same as if fully copied herein.

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That such site plan contains the data required by Section 17-101 of the Comprehensive Zoning Ordinance.

The granting of this amended site plan for a portion of Planned Development District No. 2-R is subject to the following special conditions:

- A. Development of the property shall be in accordance with the approved amended site plan and all provisions of Planned Development District No. 2-R, and the Comprehensive Zoning Ordinance of the City of University Park, as heretofore amended and as amended hereby;
- B. Except as previously amended and as amended hereby, the special conditions of PD 2-R shall remain in full force and effect.

(Ordinance 07/25 adopted 8/7/07)

PD-2-R(i) 4520 West Lovers Lane

The Comprehensive Zoning Ordinance and Map are hereby amended by amending the approved site plan for a portion of Planned Development District No. 2-R (PD-2-R) for a part of Lot 2, Block C, Idlewild No. 2 Addition, an addition to the City of University Park, Dallas County, Texas, being more particularly described in Exhibit "A" attached hereto and made part hereof for all purposes, said property being more commonly known as 4520 West Lovers Lane.

The amended detailed site plan for this portion of PD No. 2R is attached hereto collectively as Exhibit "B", and is hereby approved as the detailed site plan for said Planned Development District 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 three (3) 9' x 20' on-site parking spaces to be provided at the rear of the property, in accordance with the approved detailed site plan will be maintained by the property owner and kept open and available for vehicle parking at all times; and,
- b. The property shall be developed only in conformance with the requirements of this Planned Development Ordinance and the approved detailed site plan.

(Ordinance 06/24 adopted August 8/22/06)

PD-3-SF-A Planned Development District-3-Single-Family Attached (University Heights Addn.)

The zoning on the north side of Lovers Lane from Hillcrest to Dickens, being designated as 3400-3546 Lovers Lane and being Lots 1-15, of Block D of University Heights First Section Addition shall be and the same is hereby changed from "SF-4", Single-Family, to "SF-A", Single-Family Attached, Planned Development District, subject to the following requirements which shall be applicable to all lots set out and described above:

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- (a) That all garages in any structure shall erected on the rear of said lots and shall entered from the alley; and
- (b) That the Single-Family Attached residences to be constructed on the above described lots shall not cover more than two lots, or four (4) Single Family-Attached dwelling units, whichever is less; and
- (c) That the owner of each building site in said block shall dedicate five (5') feet off the rear of each lot to be paved and used as an alley, prior to obtaining approval of any replat or building permit on said property; and
- (d) That each structure in such Single-Family Attached, Planned Development District shall comply with all of the terms and requirements of the Zoning Ordinance relative to SF-A, Single-Family Attached dwellings.
- (e) That Lots 4, 5, 6, 7 and 8 of Block D, University Heights First Section Addition, have been platted and/or separately owned for many years and that each of such lots shall continue to be in the Planned Development District, Single-Family Attached Division, which is established by Amendment No. 1 to the Comprehensive Zoning Ordinance of the City of University Park, except that none of said lots described in this paragraph shall be required to have the minimum lot size of three thousand (3,000) square feet per unit nor six thousand (6,000) square feet per lot, so long as each lot complies with all other requirements of said Zoning Ordinance, as amended.

PD-4-SF-A Planned Development District-4-Single-Family Attached (Wesley Place, Thackeray Place, Vanderbilt Place, and Asbury Addition)

The zoning on the south side of Asbury Avenue from High School Avenue to Golf Drive described as Lot 1, Wesley Place Addition; Lots 1-4, Block 2, Thackeray Place Addition; Lots 1-8, Vanderbilt Place Addition; Lots 9-12, Asbury Addition; Lots 13-16, Golf Drive Addition; known as the 3600 block of Asbury Avenue, shall be and the same is hereby changed from SF-2 (Two-Family Dwelling) to SF-A (Single-Family Attached) Planned Development District, subject to the following requirements which shall be applicable to all lots set out and described above:

- (a) That the Single-Family Attached residences to be constructed on the above described lots shall not cover more than two (2) lots, or four (4) Single-Family Attached dwelling units, whichever is less; and
- (b) That all of the Single-Family Attached residences to be constructed on the above lots shall have a common fire wall which shall be divided equally between the residences on each side of said fire wall; and
- (c) That each structure in such Single-Family Attached, Planned Development District shall comply with all of the terms and requirements of the Zoning Ordinance relative to SF-A, Single-Family Attached dwellings; and Planned Development District.

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PD-5-SF-A Planned Development District-5-Single-Family Attached (Golf Drive Addition)

The Comprehensive Site Plan of the Planned Development District on the property of the applicants, Alden E. Wagner, Jr., and Hilco Investments, Inc., which is described as Lots 15 and 16, Block B, Golf Drive Addition, to the City of University Park, known as 3687, 3689 and 3691 Asbury Avenue, shall be and the same is hereby approved as follows:

- (a) The applicants are granted permission to have the front of one of said lots facing on Asbury Avenue and the front of the other three lots to face on Golf Drive.
- (b) The applicants are given permission to replat subject lots from two lots fifty (50') feet wide and one hundred fifty (150') feet deep, which now front on Asbury Avenue, to one lot having a one hundred (100') foot frontage on Asbury Avenue and a depth of fifty-five (55') feet, with three adjoining lots having a frontage on Golf Drive, the first two lots having a frontage of thirty (30') feet each and the other lot having a frontage of thirty-five (35') feet on Golf Drive, which includes a five (5') foot alley dedication one hundred (100') feet deep on the most southerly lot, and the last three lots to have a depth of one hundred (100') feet each.
- (c) As a part of the authorized Planned Development District, the four (4) Single-Family Attached (SF-A) lots, as replatted, shall have the following building lines:
 - (1) The lot facing Asbury Avenue shall have a north building line thirty (30') feet from the property line on Asbury Avenue;
 - (2) All four (4) lots shall have a west building line twenty (20') feet from the property line of Golf Drive;
 - (3) The owner shall dedicate an easement for a five (5') foot alley on the south side of said property, and the building line for such lot shall be located on the north line of the alley easement;
 - (4) All four (4) lots shall have an east building line located twenty-five (25') feet from the east property line;
 - (5) The maximum proposed coverage of the entire site by residential structures, including accessory garages, shall not exceed forty (40%) percent of the total area of such planned development;
 - (6) Adequate screening shall be provided by the owners of said property to shield the drive off Asbury Avenue and the drive off of Golf Drive, subject to the provisions of the Zoning Ordinance of the City and Fire Code;
 - (7) Each of the structures located on said four (4) lots shall comply with all of the terms of the Zoning Ordinance respecting SF-A Districts, unless such terms conflict with the provisions of this Ordinance.

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PD-6-SF-A Planned Development District-6-Single-Family Attached

The zoning on the following described property: Those lots along the south side of McFarlin Boulevard from Golf Drive to Lot 2, Clogensen's Addition; thence, south to the alley between McFarlin Boulevard and Asbury Avenue; thence, east to the alley west of Hillcrest; thence, south to the north side of Binkley Avenue; thence, west to the west side of Auburndale Street; thence, south to the city limit line; thence, west to the west side of Key Street; thence, north to the south side of Binkley Avenue; thence, west along said city limit line to Golf Drive; thence, north to Golf Drive and McFarlin Boulevard, the point of beginning; shall be and the same is hereby changed from SF-2, Two-Family District, to SF-A, PD-6, Single-Family Attached Planned Development No. 6, subject to the following which shall be applicable to all lots set out above:

1. Uses Permitted

- (a) The uses permitted shall be in accordance with those prescribed in Use Schedule 8-101 through 8-109, of the City of University Park Zoning Ordinance for the SF-A, Single-Family Attached Dwelling District. No property shall be enlarged, remodeled or repaired on any street within the Planned Development District No. 6 which shall contain more than four (4) Single Family-Attached Dwelling units and no single structure shall cover more than two (2) abutting lots.
- (b) Additional Uses - Each lot in the proposed Planned Development District may also be used for the purpose of reconstructing, altering, enlarging, remodeling, maintaining or repairing a SF-2, Two-Family Dwelling and any Single-Family Dwelling, SF-1 through SF-4, on a platted lot of record in this district without the approval of a site plan, provided that such dwelling complies with the terms and conditions of the Zoning Ordinance.
- (c) Therefore, in accordance with the provisions and requirements of Planned Development District No. 6, the uses shall be in accordance with those prescribed in Use Schedule 8-101 through 8-109, except that l(a) above shall be an additional use, of the City of University Park Zoning Ordinance for the SF-A, Single-Family Attached Dwelling District and no Single Family Attached Dwelling which is constructed, altered, enlarged, remodeled or repaired on the above referenced streets shall contain more than four (4) single-family attached dwellings in one structure and no single structure shall cover more than two (2) abutting lots.

2. Lot Area - The minimum lot area requirements per dwelling unit shall be:

- (a) For single-family detached dwellings 7,000 sq. ft./unit
- (b) For single-family attached dwellings 3,000 sq. ft./unit
- (c) For two-family dwellings 3,500 sq. ft./unit

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3. Lot Width - The minimum lot width requirement per dwelling structure or unit shall be:
 - (a) For single-family detached dwellings 50 feet
 - (b) For single-family attached dwelling units 25 feet
 - (c) For two-family dwelling structures 50 feet
4. Lot Depth - The minimum lot depth for single family and two family structures shall be one hundred (100') feet.
5. Maximum Lot Coverage - The maximum lot coverage for all single-family attached dwellings and all accessory buildings shall not exceed fifty (50%) percent of the total lot area.
6. Minimum Front Yard - The minimum front yard for all dwellings and structures shall be twenty-five (25') feet and shall comply with provisions of Section 9-502(c) and (d) unless a smaller front yard of not less than fifteen (15') feet is approved on the site plan by the Board of Commissioners after recommendation by the Planning and Zoning Commission.
7. Minimum Side Yard - The minimum side yard for all types of residential and accessory structures shall comply with the provisions of 9-601(a) and 9-602(a), (c) and (d) except that where special area conditions exist, a side yard varying from the specific standards set forth in 9-601(a) and 9-602(a), (c) and (d) may be approved on the site plan by the Board of Commissioners after recommendation by the Planning and Zoning Commission.
8. Rear Yard - A minimum rear yard shall be provided for all main residential structures in accordance with the provisions of 9-700 except that wherever a single-family attached dwelling structure is erected, a minimum alley of fifteen (15') feet shall be required and the minimum rear yard shall be measured from the rear property line and the required rear yard may be varied from the specific requirements of 9-700 provided the rear yard is shown on the site plan and approved by the Board of Commissioners after recommendations from the Planning and Zoning Commission.
9. Height of Structures - No main residential structure may be erected to exceed two and one-half (2-1/2) stories in height and no detached accessory structure may exceed one (1) story in height.

Prior to the issuance of a building permit for any single-family structure, except those permitted as additional uses under paragraph 1(b), hereof, a site plan showing the location of all structures, parking facilities, entrance and exit drives, yards, alley and street widths and existing and proposed easements and/or dedications shall be submitted to the city for review and recommendation by the Planning and Zoning Commission and approval by the Board of Commissioners.

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Amd. The comprehensive zoning ordinance of the City of University Park, Texas be and the same is hereby amended on property described at Lot 1A, Block F, University Annex Addition to the City of University Park, Dallas County, Texas, commonly known as 3500 Granada, by approving a site plan permitting a side yard setback on the east side of the property for five feet because of special area conditions authorizing a variance from the specific standards set forth in PD-6.

10. Vehicle Parking Regulations - A minimum of two (2) parking spaces shall be provided for each dwelling unit in the district. All garages or vehicle storage structures that are attached to a residential structure shall be constructed in such a manner as to be entered from the side building line of the garage structure or the rear building line of the garage structure, provided that an attached garage may have its entrance on the front building line of a residential structure on condition that such garage is constructed behind the front building limit line of the residential structure. (Subsection 10 amended by Ordinance 96/39 adopted 11/5/96, for Lots 20-28 only)

That the Comprehensive Zoning Ordinance of the City of University Park, Texas, is hereby amended by amending Planned Development District-6-Single-Family Attached (PD-6-SF/A) in part by amending the Lot Area requirement of subsection (a) as follows:

Lot Area - The minimum lot area requirements per dwelling unit shall be:

- (a) For single-family (one-family) detached dwellings, the minimum lot area is 7,000 square feet.

Exception: This minimum lot area requirement for a single-family (one-family) detached dwelling shall not apply to any lot which was an official "lot of record" prior to November 7, 1977, which lot is determined to be a conforming lot for all purposes. A lot created after that date shall conform to the minimum lot area requirement of this section. All other dimensional standards of PD-6-SF-A shall apply to all lots.

The Comprehensive Zoning Ordinance and Map are hereby amended to adopt an amended detailed site plan ("site plan") for a portion of Planned Development District No. 6 ("PD-6") for the property described as Lot 1A, Block A, of Stinson's Revised Map of Mount Vernon Addition, an addition to the City of University Park, Dallas County, Texas, according to the map thereof recorded under County Clerk's number 202200015882, more particularly described and depicted in Exhibit A attached to Ordinance 22-019 and made part hereof for all purposes, and commonly known as 6108 Golf Drive.

The site plan, attached hereto collectively as Exhibit B to Ordinance 22-019, is hereby approved as the detailed site plan for this portion of PD-6, as required by the Comprehensive Zoning Ordinance of the City of University Park, Texas. The purpose of this amendment is to permit construction and maintenance of a single-family home on the property described in Exhibit A. The site plan is subject to the following special conditions:

- A. The property shall be developed only in conformance with the requirements of PD-6 as amended hereby through the approved site plan.

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- B. All landscaping shall be installed in accordance with the approved site plan.
- C. The garage will have a two-foot setback from the property line on the south side. The south wall of the garage shall be of two-hour fire resistive construction (UL or ASTM rated assembly) and in conformance with Section R302 of the International Residential Code.
- D. The main structure will have a maximum plate height of 24'5" on the west face, the house front elevation.
- E. Miscellaneous Special Conditions:
 - 1. Utilities and Easements. Details of size and location of water and sewer lines, taps, and meters, and the location of all private utilities (gas, electric and telco services) and easements including relocations to serve the proposed development will be reviewed in accordance with city policies and approved by the Public Works Department before the issue of a building permit.
 - 2. Construction Hours. Unless written permission is granted by the Director of Community Development, construction work on the site is restricted to Monday through Saturday from 7:00 a.m. to 6:00 p.m.

(Ordinance 96/43 adopted 12/3/96, Ordinance 16/009 adopted 4/19/16, Ordinance 22-019 adopted 9/6/22)

PD-7-SF-A Planned Development District-7-Single-Family Attached (Idlewild #1 Addn.)

The zoning of Lots 15-20, Block 1 of Idlewild #1 Addition, and Lots 11-20, Block 2 of Idlewild #1 Addition, shall be and the same is hereby changed from SF-A, Single-Family Attached Dwelling District to Planned Development District #7, subject to the following which shall be applicable to all lots set out above:

- (a) Each lot shall be subject to the restrictions and limitations contained in paragraph 8-400 through 8-404 of the amended Zoning Ordinance of this city.
- (b) Uses Permitted - The uses permitted shall be in accordance with those prescribed and permitted in the classified districts 8-100 through 8-109 of the Zoning Ordinance and any residence constructed in a Planned Development District shall not contain more than four (4) single family attached dwelling units and no single structure shall cover more than two (2) lots.
- (c) Vehicle Parking Regulation - A minimum of two (2) parking spaces located in an attached or detached garage shall be provided for each dwelling unit. All garage or vehicle storage structures shall be located, designed and constructed so as not to face or open upon the front yard of the street upon which the main structure fronts.

Prior to the issuance of a building permit for any structure located in the Planned Development District, a site plan showing the location of all structures, parking facilities, entrance and exit

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drives, alley, yards, street, with existing and proposed easements and all dedications shall be submitted to the city for review and recommendation by the Planning and Zoning Commission and approved by the Board of Commissioners. Following such hearing, the Planning and Zoning Commission will make its recommendation to the Board of Commissioners regarding the amendments and changes listed above.

The Comprehensive Zoning Ordinance and Map are hereby amended to amend the detailed site plan for Planned Development District No. 7 "PD -7" in part to allow the temporary use of the property described as Lot 20, Block 2, Idlewild Number 1 Addition, an Addition to the City of University Park, Dallas County, Texas (the "site"), commonly known as 4236 Lovers Lane.

The Detailed Site Plan ("site plan") attached hereto and incorporated herein by reference collectively as Exhibit A to Ordinance 24-010 is hereby approved as the amended detailed site plan for the site, as required by the Comprehensive Zoning Ordinance of the City of University Park, Texas. The following special conditions are applicable to this site during temporary amendment to the site plan for PD -7:

- a. The property shall be developed only in conformance with the requirements of this ordinance and the approved detailed site plan for staging, construction materials storage, and parking of construction equipment on the site;
- b. The temporary use on the designated lots is for a period of six (6) months from the effective date of this ordinance; and
- c. The City will: keep the site in good condition for the period of the temporary use; use appropriate signage about use of the lot; erect a perimeter construction fence, 6 feet in height, with visual/wind screening typical of construction projects in the City; use the existing drive approach off of Douglas for site access; and monitor use of the lot.

(Ordinance 00/04 adopted 2/16/00, Ordinance 16/018 adopted 8/16/16; Ordinance 24-010 adopted 4/2/2024)

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PD-8 Planned Development District-Institutional (Walker's Addition)

- (a) The zoning on the property known as Lots 4, 5, 6, 7 and 8 in Block 6, Walker's Addition, is hereby changed from Multi-Family 2 to Planned Development District Institutional.
- (b) The Comprehensive Site Plan of the Planned Development District on the property of the applicant and owner, Highland Park United Methodist Church, which includes Lots 4, 5, 6, 7 and 8 in Block 6 of Walker's Addition, shall be and the same is hereby approved and incorporated herein by reference as fully as if set out verbatim herein.
- (c) The building permit to be issued in connection with this Planned Development District shall specifically include the following requirements:
- (1) Masonry screening fences are to be erected on the west and south sides of the property;
 - (2) Indirect lighting to be installed for illumination of the parking areas on the west and south sides of the property;
 - (3) Adequate landscaping to be provided on the north side of the proposed building;
 - (4) A fire protection sprinkler to be installed in the lower level parking area; and,
 - (5) Building setbacks of twenty-five (25') feet to be provided both on the Hillcrest and Normandy boundaries of the property.

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, as heretofore amended, are hereby amended by amending Planned Development District No. 8 for the Highland Park United Methodist Church on Lots 4–8, Block 6, Walkers Addition, an addition to the City of University Park, Dallas County, Texas, and more commonly known as 5809 Hillcrest, University Park, Texas, by adopting an amended detailed site plan ("site plan") authorizing a family activity center and accessory land uses proposed for the amended PD-8, attached [to Ordinance 16/018] as Exhibit "A" and made a part hereof for all purposes, the same as if fully copied herein. That such amended detailed site plan contains the data required by Section 17-101(2) of the Comprehensive Zoning Ordinance, and is hereby approved in all respects.

Approval of the amended site plan for Planned Development District No. 8 is subject to the following special conditions:

- A. Development of the property shall be in accordance with the site plan approved hereby and all other provisions of the Comprehensive Zoning Ordinance of the City of University Park, as amended hereby, and, unless otherwise defined herein, all terms used shall have the respective definitions assigned to them in the Comprehensive Zoning Ordinance;

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- B. The uses on the property shall be those allowed in the ordinance granting Planned Development District 8, PD-8, as previously amended and as amended hereby, as shown on Exhibit “A” [to Ordinance 16/018];
- C. Highland Park United Methodist Church will demolish the existing building and construct a new family activity center with 62,263 square feet on the site, as shown in detail by use and area on the site plan. The new building will be three floors above grade and two levels of parking below grade, with a vertical height of 65 feet measured from average natural grade to the top of the parapet wall, plus mechanical equipment, provided it cannot be seen from abutting public property. This project includes (1) property in an abutting alley easement on the south side of the building to be included in the new building site provided it is abandoned by the City, and (2) dedication of a utility easement along the south boundary and the dedication of an alley easement on the west side of the site to connect with the existing east-west alley between Hillcrest and Auburndale Avenue.
- D. Site Plan: The building components, configuration, development standards and special conditions for the proposed facility are summarized as follows:
1. Permitted Uses. The uses/activities to be accommodated in the new family activity center are shown on the site plan and summarized as follows:
 - (a) Educational Classrooms
 - (b) Worship Center/Public Assembly
 - (c) Administrative Offices/Meeting Rooms
 - (d) Exercise Gym with Locker Rooms
 2. Building Setbacks for primary structure: Building setbacks are measured from the property line except as described herein.
 - (a) Minimum front yard setback on Hillcrest: 13 ft. 5 in.
 - (b) Side yard setback on Normandy: 19 ft. 8 in.
 - (c) Side yard setback on south side along new Utility easement: 19 ft. 6 in.
 - (d) Rear yard setback
Measured from the west property line: 47 ft. 4 in.
Measured from curb at Alley: 7 ft.
 3. Building setbacks for below grade parking garage:
 - (a) Minimum front yard setback on Hillcrest: 7 ft. 4 in.

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- (b) Side yard setback on Normandy: 2 ft. 2 in.
- (c) Side yard setback on south side: 19 ft. 6 in.
- (d) Rear yard setback on west side: 6 ft. 1 in.

4. Building Height:

Maximum building height measured to top of parapet: 65 ft.

In addition, air-conditioning equipment, cooling towers, chimneys, radio and television antennae and vent stacks not to exceed ten feet (10') in height, screened with materials similar in appearance to the exterior walls shall be permitted.

5. Parking Standards:

- (a) Parking standards for the proposed development are calculated based on occupancy standards per gross floor area (GFA) for all assembly floor space to include gym, worship center and social gathering areas in the lobbies as follows:

First floor - 4,000/7	572 occupants
Second floor - 4,412/7	631 occupants
Third floor - 3,246/7	464 occupants
Worship Center - 3,923/7	561 occupants
Gym - 5,893/7	842 occupants
<hr/>	
Total	3,070 occupants

- (a) Required parking is one space per 3 occupants for a total of 1,023 parking spaces.
- (b) Parking spaces are to be provided onsite as shown on the site plan as follows:

Parking spaces at grade	7 spaces
Parking level 1	55 spaces
Parking level 2	73 spaces
<hr/>	
Total	135 spaces*

* The Church may reduce the number of parking spaces provided by a total of two (2) spaces thereby reducing the total number of parking spaces provided to 133 spaces.

- (c) Compact parking spaces (8 feet 6 inches by 16 feet) shall not exceed 21% of all onsite parking spaces and standard parking spaces shall be 20 feet by 9 feet.

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- (d) All parking spaces shall be fully accessible at all times.
 - (e) Current parking agreements which the Church has with Southern Methodist University allow the Church to use up to 2,492 parking spaces in various parking garages shall be maintained in order for the proposed development to meet required parking.
6. Landscape Development Plan: Trees to be retained and new planting materials to be added to the subject site are shown on the site plan as follows:
- (a) The tree preservation plan shows three Live Oaks located in the public right-of-way to be removed and one 20 inch caliper Live Oak located on the southwest corner of the site to be removed and mitigated.
 - (b) A total of ten deciduous Yaupon Hollies and three Crape Myrtles along the Normandy and Hillcrest frontages will be removed from the site.
 - (c) Six existing Live Oaks ranging from 12 to 22 inches in caliper and located in the public rights-of-way and two Crape Myrtles located on the southeast corner of the site will be retained.
 - (d) Landscaping to be added to the site and the abutting public rights-of-way are included with the planting schedule and shown on the Landscape Plan. A total of four canopy trees, forty six ornamental trees and fifteen shrubs will be added as part of the proposed development.
7. Traffic Study: A Traffic Impact Analysis (TIA) is required for the proposed development. A summary report for that TIA is attached. The TIA concluded that the traffic generated by the various activities of the family activity center will not significantly impact existing traffic at that location. The projected traffic load based on the proposed uses and activities on the site will be less than existing peak conditions and no mitigation measures are recommended.
8. Special Conditions:
- (a) Signage: All new signs on the site must be in compliance with the City of University Park sign regulations in effect at the time of the sign permit application. Alternatively, the developer may request consideration of a special sign district to serve the proposed development.
 - (b) City Alley Abandonment and Easements: The developer shall provide a survey of the site, including a legal description of the alley proposed to be abandoned by the City and the alley and utility easements to be provided to the city as shown on the site plan. The City will commission an appraisal of the alley proposed to be abandoned, together with the proposed new alley and utility easements to be dedicated. The

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descriptions and appraisal will be at the cost of the Church. The City Council will then consider an abandonment ordinance for the alley.

- (c) Utilities and Easements: Details of size and location of water and sewer lines, taps, and meters, and the location of all private utilities (gas, electric and telco services) and easements including relocations to serve the proposed development will be reviewed in accordance with city policies and approved by the Public Works Department before the issue of a building permit.
- (d) Construction Fence: An 8-foot solid plywood screening fence must be installed around the construction site during construction and remain in place while construction is ongoing. The fence must be painted green, or as otherwise approved by the City Council, and installed prior to demolition of any structure on the subject site.
- (e) Explosives. No explosives may be used in the demolition and construction on the subject property.
- (f) Neighborhood Liaison. Applicant will provide a liaison during construction to respond to questions and complaints from residents. Applicant will provide notice to residents located within 2 blocks of the subject property of the name and methods of contacting the liaison 24 hours a day, seven days a week. The contact name and number will be posted on the construction site.
- (g) Construction Vehicles. Construction vehicles and equipment may not be parked on City streets, except on streets closed for construction by permission of the Director of Public Works. All parking will be accommodated on-site. If additional parking is required, then developer will provide off-site parking and shuttle workers to the site.
- (h) Construction Hours. Unless written permission is granted by the Director of Community Development, construction work on the site is restricted to Monday through Friday from 7:00 a.m. to 6:00 p.m. and 8:00 a.m. to 6:00 p.m. on Saturdays
- (i) Background Checks. All contractors must perform background checks on all construction workers prior to their working at the site. The contractors must keep the background check information on file. No registered sex offender may work on the site. Identification badges are required for all contractor employees.

(Ordinance 00/04 adopted 2/16/00, Ordinance 16/018 adopted 8/16/16)

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PD-8.A Planned Development District (Highland Park United Methodist Church)

(a) The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, as heretofore amended, be, and the same are hereby, amended by amending Planned Development District No. 8 for the Highland Park United Methodist Church, on property described in Exhibit “A” attached hereto and made part hereof for all purposes, and more commonly known as 3300 Mockingbird Lane, located partially in the City of University Park and partially in the Town of Highland Park.

(b) The detailed site plan setting forth the land uses proposed for the property is attached hereto as Exhibit “B” and made a part hereof for all purposes, the same as if fully copied herein. That such site plan contains the data required by Section 17-101 of the Comprehensive Zoning Ordinance.

(c) The amendment of Planned Development District No. 8 is subject to the following special conditions:

- (1) Development of the property shall be in accordance with the approved site plan and all provisions of the Comprehensive Zoning Ordinance of the City of University Park, as amended hereby.
- (2) The Church will provide or arrange with SMU for 730 off-street parking spaces during peak use periods.
- (3) The maximum height of the building will not exceed 71 feet above grade, not including spires, steeples, towers and like structures.
- (4) An interlocal agreement between University Park and Highland Park will be executed to provide basic municipal services.

(Ordinance 00/04 adopted 2/16/00)

PD-8.B Planned Development District (Highland Park United Methodist Church)

(a) The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, as heretofore amended, be, and the same are hereby, amended by amending Planned Development District No. 8 for the Highland Park United Methodist Church, to add the property described as Lots 9 and 10, Block 6, Walker’s Addition, and more commonly known as 5801 Hillcrest in the City of University Park, Dallas County, Texas.

(b) The amended site plan for PD-8 is attached hereto as Exhibit “A” and made a part hereof for all purposes, the same as if fully copied herein. That such site plan contains the data required by Section 17-101 of the Comprehensive Zoning Ordinance.

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(c) The amendment of Planned Development District No. 8 is subject to the following special conditions:

- (1) Development of the property shall be in accordance with the approved site plan and all provisions of the Comprehensive Zoning Ordinance of the City of University park, as amended hereby;
- (2) Eleven parking spaces shall be provided on the property at 5801 Hillcrest as shown on the site plan;
- (3) The hours of operation for the building at 5801 Hillcrest shall be similar to those of the Church;
- (4) No changes shall be made to the exterior of the existing residential structure without further amendment of this PD-8;
- (5) No new signs shall be permitted on the property;
- (6) Church classrooms or office uses accessory to the Church shall be permitted uses on the property, provided that existing residential uses may be continued as nonconforming uses, subject to the provisions of the zoning ordinance; and
- (7) This property shall remain a part of Planned Development District No. 8 for a period of three (3) years from the date hereof, and thereafter be zoned for Multi-Family 2 uses only.

(Ordinance 00/44 adopted 12/12/00)

PD-9 Planned Development District - Recreational (Dallas Country Club)

(a) The present zoning of such property which is SF-2 (Single Family Dwelling) is hereby canceled and terminated.

(b) The zoning on the property known as 6200 Shannon Avenue-Abstract 1351 - 2.88 acres, John Spurlock Survey, is hereby changed to Planned Development District - Recreational (country club and golf course). A copy of this amendment shall be attached to the Zoning Ordinance and incorporated therein by reference.

(c) The Comprehensive Site Plan of the Planned Development District - Recreational (country club and golf course) on the property described in paragraph (b) above shall be and the same is hereby approved and incorporated in said Zoning Ordinance in all respects.

(d) From and after the effective date of this Ordinance no construction shall be placed on the above described land except such construction as especially authorized by a Specific Use Permit therefor.

(Ordinance 05/30 adopted 9/6/05, Ordinance 08/65 adopted 12/9/08, Ordinance 12/09 adopted 4/17/12)

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PD-10 Planned Development District (Terra Properties. Inc.)

- (a) The zoning on the property known as Lots 1 and 2, Robert Johnson Subdivision, is hereby changed from Commercial to Planned Development District, and a copy of this amendment shall be attached to the Zoning Ordinance and incorporated herein by reference.
- (b) The Comprehensive Site Plan of the Planned Development District on the property shall be and the same is hereby approved and attached to this Ordinance and incorporated herein by reference.
- (c) The building permit to be issued in connection with this Planned Development District shall specifically include the requirements included herein:
 - (1) The entire building to be fitted with a fire sprinkler system.
 - (2) Parking facilities to meet the requirements for such buildings as contained in the City of University Park Zoning Ordinance.
 - (3) Ingress and egress to the parking structure to be worked out to the satisfaction of the city staff.
 - (4) Full and complete landscape plans to be submitted to and approved by the city staff.
 - (5) Delivery and loading zones to be included and access thereto to be approved by the city staff.
 - (6) Any glass used for the exterior of building shall be non-reflective and other materials satisfactory to the Environmental Standards Committee of the City of University Park.

That the Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, as heretofore amended, are hereby amended by amending Planned Development District No. 10 (“PD-10”) for Lots 1 and 2, Robert Johnson Subdivision, “Johnson Square”, all of which is more commonly known as 6400 North Central Expressway, University Park, Texas, by approving a conceptual site plan setting forth the land uses authorized for PD-10, which site plan is attached hereto as Exhibit “A” and made part hereof for all purposes, and approving a conceptual landscape plan attached hereto as Exhibit “B” and made a part hereof for all purposes, the same as if fully copied herein. That the conceptual site plan and conceptual landscape plan contain the data required by Section 17-101(1) of the Comprehensive Zoning Ordinance and are hereby approved in all respects.

That the approval of the amended conceptual site plan and the conceptual landscape plan for Planned Development District No. 10 is subject to the following special conditions:

- A. Development of the property shall be in accordance with the conceptual site plan and conceptual landscape plan submitted and approved in accordance with Section 17-101(1) and all other provisions of the Comprehensive Zoning Ordinance of the City

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of University Park, as amended hereby, and, unless otherwise defined herein, all terms used shall have the respective definitions assigned to them in the Comprehensive Zoning Ordinance;

- B. Prior to the issuance of a building permit for work other than repair of existing structures, demolition and grading, the installation of fencing or other structures for security purposes, work associated with permitted temporary uses, or work intended to provide for the irrigation or maintenance of landscaping, a detailed site plan as required by Section 17-101(2) must be submitted to and reviewed by the Planning and Zoning Commission and approved by the City Council, provided that an additional public hearing is not required.
- C. The uses on the property shall be those allowed in the Commercial (“C”) District, excluding “household appliance service and repair”, “newsstand”, “pet shop and pet grooming facility”, “repair shop for appliances, TVs etc.”, “studio for photographer, musician or artist”, “animal clinic or hospital”, “college or university”, “building material sales”, “cleaning and dyeing plant (commercial)”, “plumbing shops and electric shops”, “scientific or research laboratory”, and “place of worship”; and, multifamily dwellings shall be permitted;
- D. The buildings and property may be used as set out below subject to the conditions listed as follows:
 - 1. Yard regulations: Minimum front yard setback along U.S. 75 Service Road: 75 feet; side yard setback on south property line: 25 feet; front yard setback on Fondren Drive: 50 feet; rear yard setback on east property line: 15 feet;
 - 2. Building footprint: Maximum building footprint is 51,000 square feet;
 - 3. Maximum floor area: Gross floor area is 425,000 square feet;
 - 4. Maximum floor area ratio: Maximum floor area ratio is 4.25 (gross/site area);
 - 5. Maximum height: Maximum height is 220 feet; number of stories, including penthouse, is 20;
 - 6. Maximum coverage: Maximum lot coverage is 50%;
 - 7. Multifamily use parking: Minimum one and one-half parking spaces for each multifamily dwelling unit is required, based on a mix of 75% one bedroom and 25% two bedrooms, or in the alternative, 1.5 spaces for 1 bedroom units, 1.75 spaces for 2 bedroom units and 2.25 spaces for 3 bedroom units, the total number to be determined in accordance with the mix shown on the approved detailed site plan;
 - 8. Retail use parking: Minimum one space per 200 square feet of retail use is required, the total number to be determined and shown on the detailed site plan;

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9. Office use parking: Minimum one space per 300 square feet of office use is required, the total number to be determined and shown on the detailed site plan;
10. Restaurant and personal service use: Minimum one space per 100 square feet of restaurant and personal service use, the total number to be determined and shown on the detailed site plan;
11. Parking methodology: The detailed site plan will show the total number of parking spaces required based on the mix of uses approved in the detailed site plan and the approved parking ratios, provided that the total number of spaces required for uses other than residential may be adjusted in accordance with the time of day parking demands provided in the Urban Land Institute shared parking methodology for mixed uses;
12. Landscaping: A detailed landscape plan must be submitted for review to the Planning and Zoning Commission and approval by the City Council with the detailed site plan prior to development, provided no additional public hearing is required. The detailed landscape plan must be in substantial conformance with the approved conceptual landscape plan;
13. Signage: All existing nonconforming signs on the property will be removed within thirty (30) days after a building permit is issued for a new habitable structure on the premises. All new signs on the site must follow the City of University Park sign regulations in effect at the time of the sign permit application;
14. Dumpsters: Dumpsters shall not be placed along Fondren Drive. Dumpsters must have direct access to be picked up from the alley. The final design and placement of the dumpsters is subject to the approval of the Utility Department and will be included on the detailed site plan;
15. Stormwater capacity: Stormwater capacity must be verified and coordinated with the City of Dallas prior to the submission of the detailed site plan;
16. Federal Aviation Administration (“FAA”) letter of intent: Prior to the issuance of a building permit for work other than repair of existing structures, demolition and grading, the installation of fencing or other structures for security purposes, or work associated with permitted temporary uses, a letter of intent must be filed with the Federal Aviation Administration. Special markings and lighting for the top of the building must be in compliance with the FAA regulations and must be submitted with the building permit application; and,
17. External Walls: If glass is used for glazing of the external walls, so as to minimize any adverse impacts on motorists, pedestrians and neighboring buildings, the reflectivity factor shall not exceed 27%. The detailed site plan submittal shall include the description and specifications relating to glare and

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reflection of sunlight from the manufacturer of the materials to be used for glazing the external walls of the building.

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, as heretofore amended, are hereby amended by amending Planned Development District No. 10 for Lots 1 and 2, Robert Johnson Subdivision, "Johnson Square", an addition to the City of University Park, Dallas County, Texas, more commonly known as 6400 North Central Expressway, University Park, Texas, by adopting a detailed site plan setting forth the land uses proposed for the amended PD-10, attached [to Ordinance 12/09] as Exhibit "A", and a landscape development plan, attached [to Ordinance 12/09] as Exhibit "B", both made a part hereof for all purposes, the same as if fully copied herein. That such detailed site plan and landscape development plan contain the data required by Section 17-101(2) of the Comprehensive Zoning Ordinance, and are hereby approved in all respects.

Approval of the detailed site plan and landscape development plan for Planned Development District No. 10 is subject to the following special conditions:

- A. Development of the property shall be in accordance with the detailed site plan and landscape development plan submitted and approved in accordance with Section 17-101(2) and all other provisions of the Comprehensive Zoning Ordinance of the City of University Park, as amended hereby, and, unless otherwise defined herein, all terms used shall have the respective definitions assigned to them in the Comprehensive Zoning Ordinance;
- B. The uses on the property shall be those allowed in the Commercial District, except "household appliance service and repair", "newsstand", "pet shop and pet grooming facility", "repair shop for appliances, TVs etc.", "studio for photographer, musician or artist", "animal clinic or hospital", "college or university", "building material sales", "cleaning and dyeing plants (commercial)", "plumbing shops and electric shops", "scientific or research laboratory" and "places of worship". Commercial uses shall not exceed 4,500 square feet in area. Uses allowed in the Multi-family Dwelling Districts shall be permitted; the various types of units, floor area layout and sizes shall be shown on the final building plans. The configuration of one, two, and three bedroom units, sizes and floor area layout may be changed by the owner prior to issuance of a building permit, provided there shall be no more than 238 dwelling units. A Leasing Office, Lobby and other related uses incidental to the maintenance and operation of the building may be provided, not to exceed 5,150 square feet in area;
- C. The buildings are subject to the conditions listed as follows:
 1. Building Setbacks:
 - a. All building setbacks are measured from the property line;
 - b. A maximum of 20% of the total number of balconies may project a maximum of five feet (5') into a required setback;

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- c. The minimum front yard setback along U.S. 75 Service Road shall be 20 feet for 90% of the frontage and 15 feet for a maximum of 10% of the frontage;
 - d. Side yard setback on the south property line will be not less than 20 feet;
 - e. Side yard setback on Fondren Drive will be not less than 14 feet on the ground floor and 10 feet for all other floors; and
 - f. Rear yard setback on the east property line will be variable: a minimum of 7 feet 3 inches on the south side of the building and a minimum of 21 feet 7 inches on the north side of the building.
2. Building footprint, Gross Floor Area, Height, and Lot Coverage:
- a. Maximum building footprint shall not exceed 78,000 square feet;
 - b. Gross floor area: Gross floor area shall not exceed 241,250 square feet;
 - c. Number of Stories and Maximum Height: The building will be a maximum of six stories, including penthouse, not to exceed 80 feet in height; and
 - d. Maximum coverage: Maximum lot coverage is 78%.
3. Parking Standards:
- a. The detailed site plan shall include a maximum of 44 compact spaces and a minimum of 6 handicapped accessible spaces;
 - b. Multi-family units will provide 1 parking space per bedroom, with tandem parking allowed for not to exceed 5% of all spaces permitted for multi-family uses, provided all tandem spaces are clearly marked with the assigned unit number;
 - c. Retail uses will provide not less than 1 parking space per 200 square feet of gross floor area;
 - d. Restaurant and personal services uses will provide not less than 1 parking space per 100 square feet of gross floor area; and
 - e. Office uses will provide not less than 1 parking space per 300 square feet of gross floor area.

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4. Landscaping: Development of the landscaping must be in substantial conformance with the attached Landscape Development Plan.
5. Signage: All existing nonconforming signs on the property will be removed within thirty (30) days after a building permit is issued for a new habitable structure on the premises. All new signs on the site must follow the sign regulations of the City in effect at the time of the sign permit application. Alternatively, the owner may request approval of a special sign district for the property in accordance with Section 3.09.191 of the Code of Ordinances.
6. Dumpsters: Dumpsters shall be located as shown on the approved detailed site plan. Residential trash will be picked up on the northeast corner of the property and commercial trash will be picked up on the southeast corner. However, if DART does not permit use of its right-of-way on the east side of the property, the owner will move all trash collection to the northeast corner of the property, to be accessed from Fondren Drive, as shown on the approved detailed site plan. The final design of the placement of the dumpsters is subject to the approval of the Director of Public Works.
7. Stormwater capacity: Stormwater capacity must be verified and coordinated with the City of Dallas and detailed plans and calculations must be submitted to and approved by the Director of Public Works before the issuance of a building permit.
8. The size and location of all water and sewer taps for the development must be reviewed and approved by the Director of Public Works prior to the issuance of a building permit.
9. External Walls: In order to minimize any adverse impacts on motorists, pedestrians and neighboring buildings, glass used for the glazing of the external walls of any building on the property shall not have a reflectivity factor in excess of 27%. The plans submitted for a building permit shall include the description and specifications relating to reflectivity from the manufacturer of the materials to be used for glazing the external walls.
10. Access and Fire Lane:

Option A: In order to obtain a building permit, the owner must submit to the Director of Public Works a formal approval from Dallas Area Rapid Transit (“DART”) granting an easement or license for use of the DART right-of-way on the east side of the property for access and the required fire lane.

Option B: In the event DART denies an easement or license, the owner will extend the fire lane on the south west corner along the south property line, subject to approval of the fire marshal.

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11. Building Site: The property must be replatted into one lot before a building permit is issued.
12. Overhead wires located on the property will be relocated or abandoned, except the overhead wires along the south property line.

(Ordinance 05/30 adopted 9/6/05, Ordinance 08/65 adopted 12/9/08, Ordinance 12/09 adopted 4/17/12)

PD-11.A Planned Development District (Jackson/Chapman, Inc.)

(a) The zoning on the property known as part of Block 2, Walker's Addition, Lots 1, 2, 3, 4, 5, 6, 7, 12, 13, 14, and part of Lots 8 and 11, is hereby changed from Multiple-Family-2 to Planned Development District, and a copy of this amendment shall be attached to the Zoning Ordinance and incorporated herein by reference.

(b) The Comprehensive Site Plan of the Planned Development District on the property shall be and the same is hereby approved and attached to this Ordinance and incorporated herein by reference.

(c) The building permit to be issued in connection with this Planned Development District shall specifically include the requirements included herein:

- (1) That the PD have stringent fire protection facilities built into it as required by the fire marshal of the City of University Park.
- (2) That the underground parking security be approved by the chief of police of the City of University Park.
- (3) That a traffic study be made as to the best manner of ingress and egress at the parking garage; that one (1) or two (2) entrances and exits be studied and the recommendation be a part of the PD.
- (4) If the traffic study reveals that the best possible configuration on ingress and egress to the parking lot is Shenandoah, that a lane be provided by the owner, without any use of the present right-of-way for curbs, drives, etc., so that the egressing traffic must make a right turn on Auburndale.
- (5) That the city, along with the applicant, study the possibility of putting up stop signs at the various intersections in the area.
- (6) That the fire marshal request from the Board of Commissioners fire lanes on the east side of Auburndale and on the south side of Binkley.
- (7) That the Environmental Standards Committee approve the material to be used on the outside of the structure.

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- (8) That sufficient fire hydrants be established close to or in/around the planned development for fire protection needs.
- (9) That a garbage disposal area be provided which is satisfactory to the City of University Park.
- (10) That the PD be contingent upon the developer working out satisfactory water lines to replace those water lines that are presently in the alley which will have to be abandoned by the City of University Park.
- (11) That the developer provide easements to the satisfaction of the City of University Park for ingress and egress of water, sewer, and other utility uses.

(Ordinance 08/39 adopted 7/22/08, Ordinance 13/15 adopted 4/2/13, Ordinance 17-039 adopted 12/19/17)

PD-11.B Planned Development District (Lawrence/Adrienne Stanton)

(a) The zoning on the property known as part of Block 2, Walker's Addition, Lots 9 and 10 and part of Lots 8 and 11, is hereby changed from Multiple Family-2 to Planned Development District, and a copy of this amendment shall be attached to the Zoning Ordinance and incorporated herein by reference.

(b) The Comprehensive Site Plan of the Planned Development District on the property shall be and the same is hereby approved and attached to this Ordinance and incorporated herein by reference.

(c) The building permit to be issued in connection with this Planned Development District shall specifically include the requirements included herein:

- (1) That all plans for construction of the condominium development be made part of this Ordinance by reference.
- (2) That the external walls be one hundred (100%) percent brick.
- (3) That the development meet all fire protection codes.
- (4) That the garbage collection provisions be approved by the city sanitation department.
- (5) That the legal notice for the hearing before the Board of Commissioners specify that the present development plan is different than the previous plan because it provides for the demolition of the old homestead.

(Ordinance 08/39 adopted 7/22/08, Ordinance 13/15 adopted 4/2/13, Ordinance 17-039 adopted 12/19/17)

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PD-11.B Planned Development District Amendment

The building permit to be issued in connection with this amendment to PD-11.B shall authorize a swimming pool and greenhouse and shall specifically include the following requirements:

- (1) That the swimming pool gate shown in the drawings be the only one allowed and that it comply with the general ordinances of the city; and
- (2) That the location and exact dimensions (10' x 10') of the greenhouse be shown in the drawings; and
- (3) That all other plan requirements and conditions on the original planned development (Ordinance No. 77/328, Amendment No. 28) remain in effect.

(Ordinance 08/39 adopted 7/22/08, Ordinance 13/15 adopted 4/2/13, Ordinance 17-039 adopted 12/19/17)

PD-12 Planned Development District (St. Andrews Place Addition)

The property described as Lots 1 through 8, Block D, St. Andrews Place Addition, known as 6000 Preston Road, is hereby zoned as Planned Development District under the following requirements:

- (1) That the new lights planned for the Omni Court have shades to confine the illumination to the court proper; and
- (2) That the lights be automatically turned off when the YMCA is closed; and
- (3) That the landscaping between the swimming pool fence and the sidewalk be appropriate enough to screen off the pool area.
- (4) That playground equipment and wrought iron fence be located adjacent to Preston Road, as shown on revised site plan attached to Ordinance No. 88/7 (Amendment No. 5) adopted August 1, 1989.

Planned Development District No. 12 for the property described as Lots 1-8, Block D, St. Andrews Place Addition to the City of University Park, Dallas County, Texas, commonly known as 6000 Preston Road is hereby amended in part by approving an amended detailed site plan, subject to the following additional special conditions, which shall be complied with within 90 days of the effective date hereof:

- a. All permanent improvements and portable buildings in this Planned Development District will be constructed or placed and maintained in accordance with the amended detailed site plan attached hereto as Exhibit "A" (maintained on file in the office of the city secretary);
- b. The gates and fence on Connerly Drive shall be nine (9') feet in height;

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- c. The area north of the area shown on the site plan for temporary storage units shall be screened from view from the north by planting of evergreen shrubs that are at least 8' high at the time of planting and capable of reaching a mature height of 20', on 6' centers, behind the existing Bradford pears and live oaks, in a manner approved by the Community Development Manager. This required landscape screening shall be irrigated and kept in good condition at all times;
- d. The trash dumpsters on the east end of the building shall be screened so that they cannot be seen from Connerly Drive;
- e. The swimming pool equipment on the east end of the building shall be screened so that it cannot be seen from Connerly Drive;
- f. The gates to the storage area at the east end of the building shall be equipped with automatic gate openers and kept closed when not in use, provided that the YMCA shall provide access to the City's personnel and equipment for garbage pickup;
- g. Obscured screening shall be added to the fence and gates to preclude direct views into the storage area on the east side of the site;
- h. Buses, when not in use, shall be parked inside the screened area;
- i. The existing storage buildings and any replacement buildings or containers placed in the storage area shall not exceed the dimensions shown on the site plan as 16' x 73' and 10'3" in height and shall be painted the same color as the adjacent main building; and
- j. Except as amended hereby, the special conditions of the ordinance creating, and those of any ordinance amending, PD 12 shall remain in full force and effect.

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, as heretofore amended, are hereby amended by amending Planned Development District No. 12 for a 3.7216 acre tract of land described in Exhibit "A" to Ordinance 13/15 attached hereto and made part hereof for all purposes, in the City of University Park, Dallas County, Texas, and commonly known as 6000 Preston Road, University Park, Texas, by adopting an amended Conceptual Site Plan setting forth the land uses proposed for the amended PD-12, attached hereto as Exhibit "B" to Ordinance 13/15 and made a part hereof for all purposes, the same as if fully copied herein. That such Conceptual Site Plan contains the data required by Section 17-101(1) of the Comprehensive Zoning Ordinance, and is hereby approved in all respects.

Approval of the amended Conceptual Site Plan for Planned Development District No. 12 is subject to the following special conditions:

- A. Detailed Site Plan: Development of the property shall be in accordance with a Detailed Site Plan to be submitted and approved in accordance with Section 17-101(2) and all other provisions of the Comprehensive Zoning Ordinance of the City of University Park, as amended hereby, and, unless otherwise defined herein, all terms used shall have the respective definitions assigned to them in the

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Comprehensive Zoning Ordinance; review of the Detailed Site Plan by the Planning and Zoning Commission and approval by the City Council is required, but an additional public hearing is not required;

- B. Permitted Land Uses: Primary and accessory uses associated with the functions and activities of the Park Cities YMCA (hereinafter referred to as the “YMCA”), including, but not limited to, the following uses:
- (1) Nonactivity Uses:
 - a. Hallways, including Lobbies;
 - b. Elevators;
 - c. Mechanical Rooms and Chases;
 - d. Stairways;
 - e. Restrooms;
 - f. Locker Rooms;
 - g. Storage; and,
 - h. Underground parking garage and surface parking.
 - (2) Activity and Office Uses:
 - a. Pre-K school and daycare classrooms and related support. Enrollment for the pre-school portion shall be limited to a maximum enrollment of 60 children;
 - b. Gymnasium;
 - c. Pools;
 - d. Fitness and spin;
 - e. Multi-purpose;
 - f. Administration offices; and,
 - g. Outdoor playgrounds, playing fields and other outdoor areas located on the north side of the site.
 - (3) The Detailed Site Plan shall identify the gross floor area of the Activity/Office Uses and the Nonactivity Uses as defined in this section.

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- (4) No Activity or Office Uses shall be allowed in the below-grade parking garage.

C. Maximum Building Size:

- (1) Above-grade structure: The maximum gross floor area of the above-grade structure shall not exceed 58,500 gross square feet in area within the outside dimensions of the building, of which a maximum of 44,596 gross square feet may be used for the Activity and Office Uses listed in section B.(2) above;
- (2) Parking Garage/below-grade structure: No Activity or Office Uses shall be permitted in the parking garage/below-grade portion of the building. The only HVAC space permitted in the below-grade portion of the building shall be elevator lobbies, elevators, shaft areas, machine/control rooms, stairways, and storage spaces; and,
- (3) Other Nonactivity Uses: In addition to the parking garage use in the below-grade structure, other Nonactivity Uses as listed in section B.(1) above, excluding locker rooms and restrooms and not exceeding 3,500 gross square feet, shall be permitted in the parking garage/below-grade portion of the building.

D. Building Setbacks: All building setback lines shall be measured from the property line and shown on the Detailed Site Plan as follows:

- (1) Minimum front-yard setback along Preston Road: 45 feet;
- (2) Minimum side-yard setback on the north side along Shenandoah: 147 feet;
- (3) Minimum side-yard setback on the south side along Normandy: 49 feet;
- (4) Minimum rear-yard setback along Connerly: 18 feet;
- (5) A screened service area for dumpsters and outdoor storage will be attached to the southeast corner of the building. The primary building will be set back 34 feet at that location; and,
- (6) Permanent foundation structural supports in the parking garage/below-grade structure may not extend past any property line and any temporary supports shall comply with all City codes and policies in effect at the time of construction. Drawings prepared by a State of Texas licensed professional engineer, providing all design calculations being employed to resist lateral soil loads as specified in Section 1610 of the 2009 IBC, shall be submitted with the plans for permit.

E. Building Standards:

- (1) Two stories above grade, with a vehicle parking garage below grade providing for a minimum of 284 off-street parking spaces. A parking space is defined as

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being a minimum of nine feet (9') in width and twenty feet (20') in length. The City Council may, upon approval of the Detailed Site Plan, authorize not more than thirty-three (33) parking spaces of small car size, which is defined as a parking space not less than eight feet six inches (8' 6") in width nor less than sixteen feet (16') in length;

- (2) Maximum building height of 35 feet, except that the gymnasium may be constructed with a maximum height of 44 feet;
- (3) Maximum plate line height of 31 feet;
- (4) Building materials: Insulated glass with anodized aluminum frame; prefinished wood siding; natural stone veneer; stucco veneer; and standing seam metal roof; and,
- (5) The parking garage shall be located as shown on the Conceptual Site Plan.

F. Parking:

- (1) An underground parking garage with a minimum of 284 parking spaces shall be provided as described in subsection E(1) above. Carbon monoxide or like sensor(s) will be installed and will regulate the operation of the exhaust fans for the parking garage. Seven (7) at-grade spaces shall be provided on Preston Road, each a minimum of 23 feet in length and 9 feet in width;
- (2) Details for the parking garage, including design of parking layout, drive aisle width, parking space dimension, turning radii, access ramps and number of spaces, shall be provided with the Detailed Site Plan. Driveway ramps shall comply with Article 3.12 of the Code of Ordinances; and,
- (3) No on-street parking shall be allowed abutting the YMCA property on Shenandoah, Connerly and Normandy[.]

G. Landscape Development Plan:

- (1) Perimeter trees shown on the Conceptual Site Plan shall be evergreen varieties, with a minimum of 5" caliper and 9 feet in height at the time of installation;
- (2) Trees along the Normandy frontage, in full view of the single-family homes, shall be installed and maintained prior to the public opening and use of the parking garage, provided that construction personnel may use the garage when it is available;
- (3) A perimeter fence will be installed around the playground with limited access through gates located in close proximity to the drop off lane on Preston Road and at the midpoint of the playground on Connerly Drive;

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- (4) A landscape development plan, will be prepared by the YMCA or its designee and presented for review and approval by the City Council with the Detailed Site Plan; the landscape development plan will provide details for shrubs and groundcover and include species, caliper, height and location of all trees; and,
 - (5) All landscaping shall be irrigated and must be in place prior to the issuance of a certificate of occupancy.
- H. Signage: All signs on the site must be in compliance with the City of University Park sign regulations in effect at the time of the sign permit application.
- I. Dumpsters: Refuse or trash containers will be located in the Service Area and all trash and recyclable pickups from the containers will be conducted by the City of University Park. The specific location of dumpsters shall be shown on the Detailed Site Plan. The final design and placement of dumpsters is subject to the approval of the Director of Public Works.
- J. Utilities: The size and location of all water and sewer taps shall be shown on the Detailed Site Plan and shall be reviewed and approved by the Director of Public Works prior to the issuance of a building permit.
- K. External Walls: Detailed specifications, including color and texture of all materials to be used for external cladding of the building, shall be provided with the Detailed Site Plan.
- L. Sidewalks: A continuous sidewalk is required around the perimeter of the building. Details will be shown on the Detailed Site Plan.
- M. External Lighting and Loudspeakers: Location, mounting height and photometric details for all external light fixtures on the site shall be provided on the Detailed Site Plan. Exterior lighting overflow/spillage shall not exceed five (5) footcandles at the mid-point of any surrounding city street. Lighting for the playfield, whether temporary or permanent, to support night play is prohibited. Only security lighting shall be permitted. Permanent exterior loudspeakers are prohibited.
- N. Exhaust Fans: Noise from exhaust fans installed in the parking garage may not exceed current ambient levels of 71 dB at the property line. Noise in excess of this level shall be attenuated to that level by the YMCA. Fans shall be programmed to shut off at the close of business, except as otherwise may be required by the building code.
- O. Traffic Study: No more often than once every three years, at the discretion of the City Council, and upon written notice from the City of University Park Director of Community Development, the YMCA is required to pay the full cost for comprehensive traffic studies. Such traffic studies shall be performed by a consultant selected by the City Council. The YMCA shall pay the cost for any future traffic-control measures or studies deemed necessary by the City Council. The YMCA will, to the extent deemed necessary by the City Council, cancel, rearrange or reschedule

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its activities during the peak traffic hours determined by the comprehensive traffic study.

P. Hours of Operation:

(1) Maximum hours of operation of the Facility shall be as follows:

Monday through Friday	5:30 a.m. to 9:00 p.m.
Saturday	7:00 a.m. to 6:00 p.m.
Sunday	2:00 p.m. to 5:00 p.m.

(2) No games or practices officially organized by the management of the YMCA shall be held on the outdoor field outside normal hours of operation or on Sundays. Organized special events on the outdoor playground or playfield, including those which use the Facility, occurring before or after normal hours of operation or on Sundays, sponsored by the YMCA, will require prior approval by the City Council.

(3) The underground parking garage may be open to be used for parking passenger vehicles in connection with the operations of the First Unitarian Church of Dallas (“Church”) between the hours of 7:00 a.m. and 2:00 p.m. on Sundays, for any special programs and services of the Church on Saturday evenings or Sunday evenings after 6:00 p.m. The Church may also utilize the parking garage on weekdays after 6:30 p.m. for evening services and programs, provided no access will be permitted after 9:00 p.m. and no access out of the garage permitted after 10:30 p.m., unless the garage is being utilized for Christmas Eve (December 24th), New Year’s Eve (December 31st), Good Friday or Easter Sunday. For these hours and specific days, additional entry access will be permitted after 9:00 p.m. and access out will be permitted no later than 12:00 a.m. Christmas Eve (December 24th) access out will be permitted no later than 2:00 a.m. These additional times and uses by the Church shall be permitted only so long as there is a valid Parking Lease between the Church and the YMCA, containing these terms, in effect for the parking garage.

Q. Interior Lighting: Interior lights visible from the exterior will be turned off no later than thirty minutes after operation closing, except in the parking garage and its access vestibules and lobby areas serving the garage elevators and areas of the building being cleaned, provided that, with such exceptions and the exception of emergency and code-required lighting, interior lighting will be turned off no later than 11:30 p.m. daily and lock-ins held in spaces with blackout shades fully extended.

R. Vehicles Parked in the Service Area: A screening wall, not to exceed twelve feet (12') in height, shall be provided for the Service Area. No vehicles taller than the screening wall in the Service Area shown on Exhibit “B” to Ordinance 13/15 will be parked in the Service Area overnight. No structures or storage items that are taller than the screening wall will be erected or placed in the Service Area. No overnight parking of

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YMCA vehicles on the property will be allowed unless the vehicles are located in the enclosed Service Area or in the underground parking structure.

- S. Construction standard: The Detailed Site Plan shall set forth the final plans and shall conform to the data presented and approved on the Conceptual Site Plan and supporting documents. The facility will be constructed in compliance with the Detailed Site Plan approved by the City Council and shall comply with all applicable City codes then in effect.
- T. Service Area: The service area will be gated, and the gate will be a metal-framed gate with an exterior face using wood similar to, or the same as, the wood on the facility, and will have an automatic opener and closer to keep the service gate closed when the service area is not in use.
- U. Delivery during Construction: Unless written permission is granted by the Director of Public Works, all deliveries of construction materials to the construction site will begin no earlier than 9:00 a.m. and will end by 4:00 p.m., Monday through Saturday. All contractor(s) will make reasonable efforts to receive deliveries through the Normandy Avenue/Preston Road intersection entrance, understanding that this might not be possible at varying time during construction.
- V. Staging: No residential streets will be used for continuous staging of construction work and/or materials.
- W. Full-Time Liaison: The YMCA shall provide a full-time liaison that has authority to respond to questions and complaints from the nearby citizens during the construction period. A phone number for this contact will be provided to all property owners from the St. Andrews Neighborhood Association (“SANA”) and the West of Preston Neighbors (“WPN”) and posted on the jobsite where it can be readily found by interested parties.
- X. Construction Vehicles: No parking of construction vehicles or equipment will be permitted on City streets. Parking of construction workers’ vehicles will be located off site and workers will be transported to and from the construction site, provided that when the Parking Garage is available for use, it can be used [by] parking construction workers’ vehicles. Parking of construction vehicles on City streets which are closed for construction must be approved by the Director of Public Works.
- Y. Construction Hours: Unless written permission is granted by the Director of Public Works, construction work on the site is restricted to Monday through Saturday from 7:00 a.m. to 6:00 p.m., except holidays specifically prohibited by City ordinance.
- Z. Background Checks: Background checks will be performed by the contractors for all construction workers prior to them working on the site. Information relating to background checks will be kept on file by the contractors. A convicted felon or pedophile will be barred from working on the site.
- AA. Explosives: No explosives shall be used in the construction operations.

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- BB. Security and Traffic Control: The YMCA or its designee shall provide and pay the costs for adequate security and traffic control around the site for all functions during construction.
- CC. Screening Fence: The construction site will be screened while construction is ongoing with a temporary eight foot (8') screening fence constructed with plywood and painted green or other material approved by the Community Development Director.
- DD. Traffic-Control Plan: The YMCA or its designee will submit a construction traffic-control plan for review and approval by the Director of Public Works before construction commences on the site and before any change in traffic flows or street closures around the subject property.
- EE. Elevator Access: An additional elevator shall be constructed on or near the north side of the building in the general vicinity of the playing field to facilitate easy and convenient access to the playing field from the Parking Garage and building, but shall not be exclusively restricted to such use.

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, as heretofore amended, are hereby amended by amending Planned Development District No. 12 for a 3.7216 acre tract of land owned by the YMCA of Metropolitan Dallas described in Exhibit "A" attached to Ordinance 17/039 and made part hereof for all purposes, in the City of University Park, Dallas County, Texas, and commonly known as 6000 Preston Road, University Park, Texas, by adopting an amended Detailed Site Plan setting forth the land uses proposed for the amended PD-12, attached hereto as Exhibit "B" attached to Ordinance 17/039 and made a part hereof for all purposes, the same as if fully copied herein. That such Detailed Site Plan contains the data required by Section 17-101(2) of the Comprehensive Zoning Ordinance, and is hereby approved in all respects.

Approval of the amended Detailed Site Plan for Planned Development District No. 12 (the "Plan") is subject to the following special conditions:

- A. This amendment to the Plan is to authorize erection of two playground shade structures to cover the existing playground equipment on the north side of the YMCA building. The shade structures will have metal frames with fabric tops and will be located as shown on the Plan. That photographic examples of the appearance of the shade structures are attached hereto as Exhibit "C";
- B. The shade structures will be maintained in a clean condition and kept in a state of good repair and repaired or replaced as necessary if the fabric is worn, torn, frayed or in disrepair;
- C. Setbacks for the shade structures shall be maintained at 168' from the north property line and 66'10" from the east property line; and

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- D. That no other changes to the approved Plan are authorized by this ordinance and all other special conditions of the PD-12 amendment for the new YMCA building approved in 2013 shall remain in full force and effect.

(Ordinance 08/39 adopted 7/22/08, Ordinance 13/15 adopted 4/2/13, Ordinance 17-039 adopted 12/19/17)

PD-13 Planned Development District (Preston Heights Addition)

The properties described as Block 4, Lots 1 through 10, known as 4117 through 4157 Druid Lane; Block 4, Lots 18 through 28, known as 4112 through 4180 Glenwick Lane; and Block 5, Lots 1 through 8, known as 4125 through 4153 Glenwick Lane, in the Preston Heights Addition, are hereby zoned as Planned Development District under the following requirements:

- (a) That the wall enclosing the area have appropriate openings instead of being a solid wall;
- (b) That the private streets within the development meet the minimum standards of a public street;
- (c) That all utilities be placed underground;
- (d) That a drainage plan be submitted by the consulting engineers and approved by the city;
- (e) That fire hydrant locations be approved by the city staff;
- (f) That all openings for ingress and egress, width of gates, etc., be approved by the city staff;
- (g) That the location of sanitation containers be approved by the city staff;
- (h) That all building code and height restrictions be met;
- (i) That the proposed thirty (30) parking spaces on the east side of Westchester Drive be reduced to twenty-six (26) or twenty-seven (27) in order to leave enough space to plant trees;
- (j) That the replatting of any given lot will not be considered until the old structure on the lot is torn down; and
- (k) That, since parts of street and alley have been abandoned and closed, a homeowners' association be formed prior to construction.

(Ordinance 90/20 adopted 7/3/90, Ordinance 93/17, sec. 2, adopted 7/6/93, Ordinance 93/17, sec. 3, adopted 7/6/93, Ordinance 95/29 adopted 9/5/95, Ordinance 95/41 adopted 12/5/95, Ordinance 96/42 adopted 12/3/96, Ordinance 97/15 adopted 6/3/97, Ordinance 99/18 adopted 8/3/99, Ordinance 01/12 adopted 5/16/01, Ordinance 01/22 adopted 7/3/01, Ordinance 03/30 adopted

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10/22/03, Ordinance 07/17 adopted 5/22/07, Ordinance 08/60 adopted 11/4/08, Ordinance 10/43 adopted 11/16/10, Ordinance 13/033 adopted 11/5/13, Ordinance 17/006 adopted 3/7/17)

PD-14 Planned Development District (Troth's Subdivision and U. P. Estates Addition)

The properties described below are hereby zoned as Planned Development District:

Lot 12, Blk. 2, Troth's Subdiv., 4056 Druid (100' wide)

Lot 13, Blk. 12, Troth's Subdiv., 4041 Druid (108' wide)

Lot 1, Blk. 1, U. P. Estates Ad., 4057 Grassmere (100' wide)

Lot 13, Blk. 1, U. P. Estates Ad., 4056 Grassmere (100' wide)

Lot 1, Blk. 2, U. P. Estates Ad., 4057 Lovers Ln. (100' wide)

The following conditions are applicable to this Planned Development:

- (1) The type of residential structure allowed on each lot is: 1-Single Family, or 1-Single Family Attached, or 1-Duplex.
- (2) A lot may be replatted to accommodate a Single Family-Attached dwelling.
- (3) Any lots resulting from replat under condition (2) above shall never contain more than one residential unit.

(Ordinance 90/20 adopted 7/3/90, Ordinance 93/17, sec. 2, adopted 7/6/93, Ordinance 93/17, sec. 3, adopted 7/6/93, Ordinance 95/29 adopted 9/5/95, Ordinance 95/41 adopted 12/5/95, Ordinance 96/42 adopted 12/3/96, Ordinance 97/15 adopted 6/3/97, Ordinance 99/18 adopted 8/3/99, Ordinance 01/12 adopted 5/16/01, Ordinance 01/22 adopted 7/3/01, Ordinance 03/30 adopted 10/22/03, Ordinance 07/17 adopted 5/22/07, Ordinance 08/60 adopted 11/4/08, Ordinance 10/43 adopted 11/16/10, Ordinance 13/033 adopted 11/5/13, Ordinance 17/006 adopted 3/7/17)

PD-15 Planned Development District (University Park Elementary School)

The Comprehensive Zoning Ordinance of the City of University Park, Texas, be, and the same is hereby, amended by amending the Zoning Map of the City of University Park so as to grant a Planned Development District No. 15 for University Park Elementary School, on the property described as Lots 1-26, Block C, of University Heights Addition Revised, an Addition to the City of University Park, Dallas County, Texas, recorded in Volume 3, page 383, of the Map Records of Dallas County, Texas, and more commonly known as 3505 Amherst.

The amended Conceptual Site Plan setting forth the land uses proposed for the property is attached hereto as Exhibit "A" and made part hereof for all purposes the same as if fully copied herein. That such Conceptual Site Plan contains the data required by Section 17-101 of the Comprehensive Zoning Ordinance.

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Prior to issuance of a building permit under this Planned Development District, a Detailed Site Plan shall be required as provided by Section 17-101 of the Comprehensive Zoning Ordinance of the City of University Park.

The granting of the amended Site Plan for Planned Development District No. 15 is subject to the following special conditions:

- (a) That the two (2) portable buildings depicted on Exhibit "A" will be removed from the property by the property owner not later than August 1, 1997;
- (b) That the property owner limit entrance to the new gymnasium to the south or Lovers Lane entrance after school hours;
- (c) That the property owner direct and require that persons engaged in activities other than school district activities in the gymnasium park in the public parking areas on Lovers Lane; and
- (d) That the Detailed Site Plan depict an additional twenty (20) parking spaces of standard size on the north side of Lovers Lane between Thackeray and Dickens, provided that such parking spaces shall not be required to be constructed by the property owner until two (2) years after completion of the gymnasium and issuance of a certificate of occupancy for its use.

The granting of the amended site plan for Planned Development District No. 15 is subject to the following special conditions:

- (a) That all special conditions heretofore imposed on the development of Planned Development District No. 15 shall continue in effect insofar as they are not in conflict with the provisions of this Ordinance;
- (b) That the new concrete play court (65 ft. x 90 ft.) on the northwest corner of the building as shown in the site plan be developed without any fence surrounding it, without any additional exterior lighting, depressed so as to be at or near the general grade of the playing field to the west, and that it contain eight foot basketball goals.

The special condition that an additional twenty parking spaces of standard size on the north side of Lovers Lane between Thackery and existing head-in parking be constructed is amended to require that construction begin on or about June 1, 1997 and be completed no later than the 15th day of August, 1997.

The granting of the amended site plan for Planned Development District No. 15 is subject to the following special conditions:

- (a) That 3 of the portable buildings depicted in Exhibit "A" will be removed from the property by the property owner not later than the first day of July, 1999, and 2 of the portable buildings will be removed not later than the first day of July 2, 2000;

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- (b) That all previous special conditions approved in the granting of Planned Development District No. 15, as heretofore amended, shall remain in full force and effect, except as specifically amended hereby.

The amended site plan setting forth the land uses proposed for the property is attached hereto as Exhibit "A" (maintained on file in the office of the city secretary) and made a part hereof for all purposes, the same as if fully copied herein. Such amended site plan contains the data required by Section 17-101 of the comprehensive zoning ordinance.

The granting of the amended site plan for Planned Development District No. 15 is subject to the following special conditions:

- (a) That the portable buildings depicted on Exhibit "A" will be removed from the property by the property owner not later than the first day of July, 2001.
- (b) That all previous special conditions approved in the granting of Planned Development District No. 15, as heretofore amended, shall remain in full force and effect, except as specifically amended hereby.

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, as heretofore amended, be, and the same are hereby, amended by amending Planned Development District No. 15, for University Park Elementary School, on property described as Lots 1-26, Block C, University Heights Addition, an addition to the City of University Park, Dallas County, Texas, commonly known as 3505 Amherst, by approving an amended site plan authorizing a new playground and equipment on the northeast side of the property.

The construction and use of the facilities may only be done in accordance with the approved amended site plan attached hereto as Exhibit "A" and the schematic drawing of the playground attached hereto as Exhibit "B," both made part hereof for all purposes.

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, as heretofore amended, be, and the same are hereby, amended by approval of an amended site plan for Planned Development District No. 15 for the University Park Elementary School, on property described as Lots 1-26, Block C of the University Heights Addition, Revised an addition to the City of University Park, Dallas County, Texas, recorded in Volume 3, page 383, of the Map Records of Dallas County, Texas, and more commonly known as 3505 Amherst.

The amended site plan setting forth the land uses proposed for the property is attached hereto as Exhibit "A" (maintained on file in the office of the city secretary), and made a part hereof for all purposes, the same as if fully copied herein. That such amended site plan contains the data required by Section 17-101 of the Comprehensive Zoning Ordinance.

The granting of the amended site plan for Planned Development District No. 15 is subject to the following special conditions:

- (a) That the portable buildings depicted on Exhibit "A" will be removed from the property by the property owner not later than the first day of July, 2003.

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- (b) That all previous special conditions approved in the granting of Planned Development District No. 15, as heretofore amended, shall remain in full force and effect, except as specifically amended hereby.

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, as heretofore amended, be, and the same are hereby, amended by approval of an amended site plan for Planned Development District No. 15 for the University Park Elementary School, on property described as Lots 1-26, Block C of the University Heights Addition, Revised, an addition to the City of University Park, Dallas County, Texas, recorded in Volume 3, page 383, of the Map Records of Dallas County, Texas, and more commonly known as 3505 Amherst.

The amended site plan setting forth the land uses proposed for the property is Exhibit "A" (maintained on file in the office of the city secretary), and made a part hereof for all purposes, the same as if fully copied herein. That such amended site plan contains the data required by Section 17-101 of the Comprehensive Zoning Ordinance.

The granting of the amended site plan for Planned Development District No. 15 is subject to the following special conditions:

- (a) That the portable buildings depicted on Exhibit "A" will be removed from the property by the property owner not later than the first day of July 2008.
- (b) That all previous special conditions approved in the granting of Planned Development District No. 15, as heretofore amended, shall remain in full force and effect, except as specifically amended hereby.

The Comprehensive Zoning Ordinance of the City of University Park, Texas, as heretofore amended, is amended by approval of an amended site plan for Planned Development District No. 15, heretofore approved for University Park Elementary School by Ordinance No. 90/20, the property being described as Lots 1-26, Block C, of the University Heights Addition Revised, an Addition to the City of University Park, Dallas County, Texas, recorded in Volume 3, Page 383, of the Map Records of Dallas County, Texas and more commonly known as 3505 Amherst.

The amended detailed site plan setting forth the authorized land uses for the property is attached hereto as Exhibit "A" and made a part hereof for all purposes, the same as if fully copied herein. That such site plan contains the data required by Section 17-101 of the Comprehensive Zoning Ordinance.

The granting of this amended site plan for a portion of Planned Development District No. 15 is subject to the following special conditions:

- (a) Development of the property shall be in accordance with the approved amended site plan and all provisions of Planned Development District No. 15 and the Comprehensive Zoning Ordinance of the City of University Park, as heretofore amended and as amended hereby;

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- (b) Additional special conditions for development of the Planned Development District will be as follows:
- (1) The freestanding arbor to be added in accordance with this Amended Site Plan shall not exceed ten feet (10') in height as measured from grade;
 - (2) The arbor will not exceed sixteen feet (16') by twenty feet (20') in size;
 - (3) The arbor will be set back at least twenty-three feet (23') from the north property line;
 - (4) The arbor will be constructed of cedar wood, with cast-iron posts, consistent with the metal trim of the school building, in accordance with the drawings attached as Exhibit "B";
 - (5) Except as previously amended and as amended hereby, the special conditions of PD 15 shall remain in full force and effect.

That the Comprehensive Zoning Ordinance and Map are amended by amending Planned Development District No. 15, for the property described as Lots 1-26, Block C, University Heights Addition Revised to the City of University Park, Dallas County, Texas, commonly known as 3505 Amherst, in part by approving an amended detailed site plan, subject to additional special conditions.

That the amended detailed site plan for PD No. 15, attached hereto collectively as Exhibit "A", is hereby approved as the detailed site plan for said Planned Development District 15, 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 the amended detailed site plan.

That the amendment of this Planned Development District No. 15 is subject to the following additional special conditions:

- a. All permanent improvements and portable buildings in this Planned Development District will be constructed or placed and maintained in accordance with the amended detailed site plan attached hereto as Exhibit "A";
- b. The three portable buildings located on the South side of the primary building shall be removed within thirty (30) days after a Certificate of Occupancy is issued for the permanent additions to the primary building, but in no event later than August 31, 2010;
- c. HPISD will provide adequate security lighting during construction of the additions shown on the detailed site plan approved hereby;
- d. During construction, HPISD will give notice to residents in the area surrounding the school of the name and telephone number of a liaison appointed by the District to be available at all times to respond to questions and complaints about the construction;

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- e. The construction site will be screened with a temporary 8' screening fence of dark green or black windscreen fabric installed on a chain link frame or of other materials approved by the Community Development Manager; all trash receptacles will be placed within the screened area; the screening fence shall be maintained in place at all times;
- f. No parking of construction vehicles or equipment will be permitted on City streets, except those streets closed temporarily for the project; all construction parking will be provided on the site;
- g. In order to alleviate parking congestion on City Streets, HPISD will provide for the busing of construction workers to the building site;
- h. Construction activities on the site will be conducted Monday through Saturday from 7:00 a.m. to 6:00 p.m., unless special permission is granted by the Director of Public Works;
- i. Background checks will be conducted by the District's contractors for all employees on the site prior to their working on the project, and the results of the checks provided to the District, which will retain a file of such checks; no convicted felon or pedophile will be permitted to work on the project site;
- j. New air-conditioning units mounted on the roof shall be screened by a parapet wall to provide noise mitigation and visual screening from residences on Amherst;
- k. Existing air-conditioning units mounted on the roof on the North side of the building shall be screened by a parapet wall to provide noise mitigation and visual screening from residences on Amherst;
- l. Parapet or screening walls shall be constructed to match the existing walls of the primary structure;
- m. The issuance of a building permit is subject to review and approval of building plans for compliance with applicable city codes and ordinances; and,
- n. That except as amended hereby, the special conditions of the ordinance creating, and those of any ordinance amending, PD 15 shall remain in full force and effect.

That the Comprehensive Zoning Ordinance and Map are amended by amending Planned Development District No. 15, for the property described as Lots 1-26, Block C, University Heights Addition Revised to the City of University Park, Dallas County, Texas, commonly known as 3505 Amherst, in part, by approving an amended detailed site plan, subject to special conditions, to add an Outdoor Learning Plaza for University Park Elementary School.

That the amended detailed site plan for PD No. 15, attached hereto [to Ordinance 10/43] collectively as Exhibit "A", is hereby approved as the detailed site plan for the portion of said Planned Development District 15 shown thereon, as required by Section 17-101(2) of the

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Comprehensive Zoning Ordinance of the City of University Park, Texas. That the Planning and Zoning Commission has reviewed the amended detailed site plan.

That the amendment of this Planned Development District No. 15 is subject to the following additional special conditions:

- a. All new permanent improvements for the proposed learning plaza shall be constructed or placed and landscaping installed and maintained in this Planned Development District in accordance with the approved amended detailed site plan attached hereto [to Ordinance 10/43] as Exhibit "A";
- b. The retaining walls and seating are designed in a circular pattern and incorporate the school emblem and three flag poles, two of which are 45 feet in height and one 50 feet in height; and,
- c. That except as amended hereby, the special conditions of the ordinance creating, and those of any ordinance amending, PD 15 shall remain in full force and effect.

That the Comprehensive Zoning Ordinance of the City of University Park, Texas, as heretofore amended, is amended by approval of an amended detailed site plan for Planned Development District No. 15, the property being described as Lots 1-26, Block C, of the University Heights Addition Revised, an Addition to the City of University Park, Dallas County, Texas, recorded in Volume 3, Page 383, of the Map Records of Dallas County, Texas and more commonly known as 3505 Amherst.

That the amended detailed site plan setting forth the authorized land uses for the property is attached [to Ordinance 13/033] as Exhibit "A" and made a part hereof for all purposes, the same as if fully copied herein. That such detailed site plan contains the data required by Section 17-101(2) of the Comprehensive Zoning Ordinance.

That the granting of this amended detailed site plan for a portion of Planned Development District No. 15 is subject to the following special conditions:

- A. Development of the property shall be in accordance with the approved amended detailed site plan and all provisions of Planned Development District No. 15 and the Comprehensive Zoning Ordinance of the City of University Park, as heretofore amended and as amended hereby;
- B. Additional special conditions for development of the Planned Development District will be as follows:
 1. The fabric shade structure to be added in accordance with this Amended Detailed Site Plan shall be installed in accordance with the specifications shown thereon;
 2. The fabric shall be green in color and approved by the Fire Marshal as fire retardant;

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3. Four Cedar Elm trees, with a minimum caliper of 4", are to be installed on the site as shown on this Amended Detailed Site Plan[.]

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, as heretofore amended, is amended by approval of an amended detailed site plan for Planned Development District 15, the property being described as Lots 1–26, Block C, of the University Heights Addition Revised, an Addition to the City of University Park, Dallas County, Texas, recorded in Volume 3, Page 383, of the Map Records of Dallas County, Texas and more commonly known as 3505 Amherst.

That the amended detailed site plan setting forth the authorized land uses for the property is attached [to Ordinance 17/006] as Exhibit “A” and made a part hereof for all purposes, the same as if fully copied herein (“site plan”). That such site plan contains the data required by Section 17-101(2) of the Comprehensive Zoning Ordinance.

That the approval of this site plan for Planned Development District No. 15 is subject to the following special conditions:

- A. Development of the property shall be in accordance with the approved site plan and all provisions of PD 15 and the Comprehensive Zoning Ordinance of the City of University Park, as heretofore amended and as amended hereby.
- B. Construction of a new school building on the site is approved, including an underground parking garage with 85 spaces, as shown on the site plan.
- C. The following setbacks shall apply to the building:
 1. North (rear) setback shall be 20.3’;
 2. South (front) setback shall be 39.4’;
 3. East (side) setback shall be 54.4’;
 4. West (side) setback shall be 239.2’.
- D. The maximum height measured from the parapet shall be:
 1. The Classroom portion of the building (Area A) shall be 48’;
 2. The Administration portion of the building (Area B) shall be 40’;
 3. The Activity portion of the building (Area C) shall be 34’.
- E. A construction fence around the site will be required during construction, beginning with demolition of existing improvements; no explosives may be used in demolition of the existing building.

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- F. A full-time point of contact will be provided by the HPISD to answer questions and complaints during construction.
- G. All construction vehicles shall be required to park on-site during construction.
- H. 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.
- I. All workers onsite during construction must submit to background checks as part of the contractors' responsibility.
- J. Debris, excavation spoils, and construction materials haul and delivery routes must be approved in writing by the Director of Public Works or his designee.

(Ordinance 90/20 adopted 7/3/90, Ordinance 93/17, sec. 2, adopted 7/6/93, Ordinance 93/17, sec. 3, adopted 7/6/93, Ordinance 95/29 adopted 9/5/95, Ordinance 95/41 adopted 12/5/95, Ordinance 96/42 adopted 12/3/96, Ordinance 97/15 adopted 6/3/97, Ordinance 99/18 adopted 8/3/99, Ordinance 01/12 adopted 5/16/01, Ordinance 01/22 adopted 7/3/01, Ordinance 03/30 adopted 10/22/03, Ordinance 07/17 adopted 5/22/07, Ordinance 08/60 adopted 11/4/08, Ordinance 10/43 adopted 11/16/10, Ordinance 13/033 adopted 11/5/13, Ordinance 17/006 adopted 3/7/17)

PD-16 Planned Development District (Robert S. Hyer Elementary School)

The Comprehensive Zoning Ordinance of the City of University Park, Texas, be, and the same is hereby, amended by amending the Zoning Map of City of University Park so as to grant a Planned Development District No. 16 for Robert S. Hyer Elementary School, on the property described as Lots 1-18, Block 39, of University Heights No. 4 Addition, an Addition to the City of University Park, Dallas County, Texas, recorded in Volume 5, page 133, of the Map Records of Dallas County, Texas, and more commonly known as 3920 Caruth.

The Conceptual Site Plan setting forth the land uses proposed for the property is attached hereto as Exhibit "A" and made part hereof for all purposes the same as if fully copied herein. Such Conceptual Site Plan contains the data required by Section 17-101 of the Comprehensive Zoning Ordinance.

Prior to the issuance of a building permit under this Planned Development District, a Detailed Site Plan shall be required as provided by Section 17-101 of the Comprehensive Zoning Ordinance of the City of University Park.

The granting of approval of the amendment of the Conceptual Site Plan for Planned Development District No. 16 is subject to the special condition that the portable buildings depicted thereon will be removed by the property owner within two years from the effective date of this ordinance.

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The granting of the amended site plan for Planned Development District No. 16 is subject to the following special conditions:

- (a) That 1 of the portable buildings depicted on Exhibit "A" will be removed from the property by the owner not later than the first day of July, 1999, and 1 of the portable buildings will be removed not later than the first day of July, 2000;
- (b) That all previous special conditions approved in the granting of Planned Development District No. 16, as heretofore amended, shall remain in full force and effect, except as specifically amended hereby.

The amended site plan setting forth the land uses proposed for the property is attached hereto as Exhibit "A" (maintained on file in the office of the city secretary) and made a part hereof for all purposes, the same as if fully copied herein. Such amended site plan contains the data required by Section 17-101 of the comprehensive zoning ordinance.

The granting of the amended site plan for Planned Development District No. 16 is subject to the following special conditions:

- (a) That the portable buildings depicted on Exhibit "A" will be removed from the property by the property owner not later than the first day of July, 2001.
- (b) That within twelve months of the effective date of this ordinance, the property owner, Highland Park Independent School District, will install a traffic queuing lane on an adjacent City street right-of-way at the direction of the Director of Public Works and in accordance with standard street specifications.
- (c) That all previous special conditions approved in the granting of Planned Development District No. 16, as heretofore amended, shall remain in full force and effect, except as specifically amended hereby.

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, as heretofore amended, be, and the same are hereby, amended by approval of an amended site plan for Planned Development District No. 16 for the Robert S. Hyer Elementary School, on property described as Lots 1-18, Block 39 of the University Heights No. 4 Addition, an addition to the City of University Park, Dallas County, Texas, and more commonly known as 3920 Caruth.

The amended site plan setting forth the land uses proposed for the property is attached hereto as Exhibit "A" and made a part hereof for all purposes, the same as if fully copied herein. That such amended site plan contains the data required by Section 17-101 of the Comprehensive Zoning Ordinance.

The granting of the amended site plan for Planned Development District No. 16 is subject to the following special conditions:

- (a) That the portable buildings depicted on Exhibit "A" will be removed from the property by the property owner not later than the first day of July, 2003;

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- (b) That all previous special conditions approved in the granting of Planned Development District No. 16, as heretofore amended, shall remain in full force and effect, except as specifically amended hereby.

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, as heretofore amended, be, and the same are hereby, amended by approval of an amended site plan for Planned Development District No. 16 for the Robert S. Hyer Elementary School, on property described as Lots 1-18, Block 39 of the University Heights No. 4 Addition, an addition to the City of University Park, Dallas County, Texas, and more commonly known as 3920 Caruth.

The amended site plan setting forth the land uses proposed for the property is Exhibit "A" maintained in the office of the city secretary and made a part hereof for all purposes, the same as if fully copied herein. That such amended site plan contains the data required by Section 17-101 of the Comprehensive Zoning Ordinance.

The granting of the amended site plan for Planned Development District No. 16 is subject to the following special conditions:

- (a) That the portable buildings depicted on Exhibit "A" will be removed from the property by the property owner not later than the first day of July, 2008;
- (b) That all previous special conditions approved in the granting of Planned Development District No. 16, as heretofore amended, shall remain in full force and effect, except as specifically amended hereby.

The Comprehensive Zoning Ordinance and Map are amended by amending Planned Development District No. 16, for the property described as Lots 1-18, Block 39, University Heights No. 4 Addition to the City of University Park, Dallas County, Texas, commonly known as 3920 Caruth Boulevard, in part by approving an amended detailed site plan, subject to the following additional special conditions:

- a. All permanent improvements and portable buildings in this Planned Development District will be constructed or placed and maintained in accordance with the amended detailed site plan attached hereto as Exhibit "A" (maintained on file in the office of the city secretary);
- b. Two existing portable buildings shall be removed within sixty (60) days after the installation of two new portable buildings on the East side of the primary building as shown on the site plan;
- c. The two portable buildings located on the East side of the primary building shall be removed within thirty (30) days after a Certificate of Occupancy is issued for the permanent additions to the primary building, but in no event later than August 31, 2010;
- d. The issuance of a building permit is subject to review and approval of building plans for compliance with applicable city codes and ordinances; and

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- e. That except as amended hereby, the special conditions of the ordinance creating, and those of any ordinance amending, PD 16 shall remain in full force and effect.

That the Comprehensive Zoning Ordinance and Map are amended by amending Planned Development District No. 16, for the property described as Lots 1-18, Block 39, University Heights No. 4 Addition to the City of University Park, Dallas County, Texas, commonly known as 3920 Caruth Boulevard, in part by approving an amended detailed site plan, subject to additional special conditions.

That the amended detailed site plan for PD No. 16, attached hereto collectively as Exhibit "A", is hereby approved as the detailed site plan for said Planned Development District 16, 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 the amended detailed site plan.

That the amendment of this Planned Development District No. 16 is subject to the following additional special conditions:

- a. All permanent improvements and portable buildings in this Planned Development District will be constructed or placed and maintained in accordance with the amended detailed site plan attached hereto as Exhibit "A";
- b. The two portable buildings located on the East side of the primary building shall be removed within thirty (30) days after a Certificate of Occupancy is issued for the permanent additions to the primary building, but in no event later than August 31, 2010;
- c. HPISD will provide adequate security lighting during construction of the additions shown on the detailed site plan approved hereby;
- d. During construction, HPISD will give notice to residents in the area surrounding the school of the name and telephone number of a liaison appointed by the District to be available at all times to respond to questions and complaints about the construction;
- e. The construction site will be screened with a temporary 8' screening fence of dark green or black windscreen fabric installed on a chain link frame or of other materials approved by the Community Development Manager; all trash receptacles will be placed within the screened area; the screening fence shall be maintained at all times;
- f. No parking of construction vehicles or equipment will be permitted on City streets, except those streets closed temporarily for the project; all construction parking will be provided on the site;
- g. In order to alleviate parking congestion on City Streets, HPISD will provide for the busing of construction workers to the building site;
- h. Construction activities on the site will be conducted Monday through Saturday from 7:00 a.m. to 6:00 p.m., unless special permission is granted by the Director of Public Works;

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- i. Background checks will be conducted by the District's contractors for all employees on the site prior to their working on the project, and the results of the checks provided to the District, which will retain a file of such checks; no convicted felon or pedophile will be permitted to work on the project site;
- j. The issuance of a building permit is subject to review and approval of building plans for compliance with applicable city codes and ordinances; and,
- k. That except as amended hereby, the special conditions of the ordinance creating, and those of any ordinance amending, PD 16 shall remain in full force and effect.

That the Comprehensive Zoning Ordinance and Map are amended by amending Planned Development District No. 16 - "Hyer Elementary School", for the property described as Lots 1-18, Block 39, University Heights No. 4 Addition to the City of University Park, Dallas County, Texas, commonly known as 3920 Caruth Boulevard, in part by approving an amended detailed site plan to add a new play ground and sports court on the east side, subject to additional special conditions.

That the amended detailed site plan for PD No. 16, attached hereto collectively as Exhibit "A" [attached to Ordinance 09/52], is hereby approved as the detailed site plan for said Planned Development District 16, 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 detailed site plan.

That the amendment of this Planned Development District No. 16 is subject to the following additional special conditions:

- a. The new play ground is approximately 101 feet by 70 feet in area and is equipped with slides and swing sets as shown in the supplemental graphics submitted with the amended site plan, which graphics are incorporated herein by reference the same as if copied fully, and the additional permanent improvements for the play ground will be constructed or placed and maintained in accordance with the amended detailed site plan attached hereto as Exhibit "A" [attached to Ordinance 09/52];
- b. Maximum height of the structures for the new play ground shall not exceed 24 feet, measured from the abutting natural grade;
- c. The new sports court is approximately 50 feet by 84 feet and will provide 2 basketball goals as shown on the site plan;
- d. Construction activities on the site will be conducted Monday through Saturday from 7:00 a.m. to 6:00 p.m., unless special permission is granted by the Director of Public Works; and,
- e. That except as amended hereby, the special conditions of the ordinance creating, and those of any ordinances amending, PD-16 shall remain in full force and effect.

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That the Comprehensive Zoning Ordinance and Map are amended by amending Planned Development District No. 16 in part by approving an amended detailed site plan, subject to special conditions for the property described as Lots 1–18, Block 39, University Heights No. 4 Addition to the City of University Park, Dallas County, Texas, commonly known as 3920 Caruth Boulevard. The plan calls for demolition of the existing Robert S. Hyer Elementary School and construction of a new two story elementary school on the property.

That the amended detailed site plan for PD No. 16, attached hereto collectively as Exhibit A to Ordinance 19/004, is hereby approved as the detailed site plan for said Planned Development District 16, as required by the Comprehensive Zoning Ordinance of the City of University Park, Texas.

That this amendment of Planned Development District No. 16 is subject to the following additional special conditions:

- a. All permanent improvements in this Planned Development District will be constructed and maintained in accordance with the amended detailed site plan attached hereto as Exhibit A to Ordinance 19/004;
- b. HPISD will provide adequate security lighting during construction of the improvements shown on the detailed site plan approved hereby;
- [c. Reserved;]
- d. During construction, HPISD will give notice to residents in the area surrounding the school of the name and telephone number of a liaison appointed by the District to be available to respond to questions and complaints about the construction;
- e. The construction site will be screened with a temporary 8' screening fence of dark green or black windscreen fabric installed on a chainlink frame or of other materials approved by the Community Development Director; all trash receptacles will be placed within the screened area;
- f. No parking of construction vehicles or equipment will be permitted on City streets except when a street is temporarily closed by authority of the Director of Public Works for necessary construction purposes; at all other times, construction vehicle and equipment parking will be provided on the site;
- g. Construction activities on the site will be conducted Monday through Saturday from 7:00 a.m. to 6:00 p.m., unless special permission is granted by the Director of Public Works;
- h. Background checks will be conducted by the District's contractors for all employees on the site prior to their working on the project, and the results of the checks provided to the District, which will retain a file of such checks; no convicted felon or pedophile will be permitted to work on the project site;

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- i. The issuance of a building permit is subject to review and approval of building plans for compliance applicable city codes and ordinances;
- j. The project is to demolish the existing building and construct a new building to house the Robert S. Hyer Elementary School of the Highland Park Independent School District. The new building will have a footprint area of 70,700 square feet. The total floor area of all floors will be 139,100 square feet. Underground parking for 80 vehicles will be provided on site. The building will have a minimum setback on the North of 23.9 feet, on the South of 44.8 feet, on the East of 285.7 feet, and on the West of 66.8 feet. The building will have a maximum height of 36.9 feet. Other details are provided in Exhibit A to Ordinance 19/004; and
- k. That except as amended hereby, the special conditions of the ordinance creating, and those of any ordinance amending, PD-16 shall remain in full force and effect.

(Ordinance 91/27 adopted 10/1/91, Ordinance 92/26, sec. 3, adopted 8/4/92, Ordinance 92/26, sec. 4, adopted 8/4/92, Ordinance 96/20 adopted 6/4/96; Ordinance 97/13, sec. 3, adopted 6/3/97, Ordinance 99/26 adopted 9/7/99, Ordinance 01/20 adopted 7/3/01, Ordinance 03/29 adopted 10/22/03, Ordinance 08/40 adopted 7/22/08, Ordinance 08/61 adopted 11/4/08, Ordinance 09/52 adopted 12/15/09, Ordinance 19/004 adopted 2/19/19)

PD-17 Planned Development District (Highland Park High School)

The Comprehensive Zoning Ordinance of the City of University Park, Texas, be, and the same is hereby, amended by amending the Zoning Map of City of University Park so as to grant a Planned Development District No. 17 for Highland Park High School, on the property described as Blocks 1 and 2, of the Oxford Manor Addition, an Addition to the City of University Park, Dallas County, Texas, recorded in Volume 4, page 289, of the Map Records of Dallas County, Texas, and Lots 1-9, Block 9, of the Methodist University Addition, recorded in Volume 1, page 342, of the Map Records of Dallas County, Texas and a parcel of land bounded by Grassmere Street to the north, Westchester Drive to the east, the north edge of Block 9 of the Methodist University Addition to the south and Douglas Avenue to the west, referred to as Abstract 1145, recorded in Volume 5, page 153, of the Map Records of Dallas County, Texas, and more commonly known as 4220 Emerson and 7015 Westchester.

The Conceptual Site Plan setting forth the land uses proposed for the property is attached hereto as Exhibit "A" and made part hereof for all purposes the same as if fully copied herein. Such Conceptual Site Plan contains the data required by Section 17-101 of the Comprehensive Zoning Ordinance.

Prior to the issuance of a building permit for this Planned Development District, a Detailed Site Plan shall be required as provided by Section 17-101 of the Comprehensive Zoning Ordinance of the City of University Park. The revised Conceptual Site Plan is subject to the special condition that the portable buildings depicted on the site plan will be removed by the property owner within the time provided by the Comprehensive Zoning Ordinance, as heretofore amended. The revised Conceptual Site Plan is subject to the further conditions that a seven foot brick fence be constructed along the Lovers Lane side of the baseball park, that such brick fence be constructed in accordance with engineering plans to be submitted to and approved by the City Council or its

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representatives, and that such brick fence be constructed prior to any permit being granted for the addition of permanent bleachers or modifications to the bullpens or lighting.

An amended Conceptual Site Plan setting forth the land uses proposed for Planned Development District No. 17 for Highland Park High School, on the property described more fully in Ordinance No. 90/18, is attached hereto as Exhibit "A" and made part hereof for all purposes, the same as if fully copied herein. Ordinance No. 90/18 and the Comprehensive Zoning Ordinance of the City of University Park, Texas, be, and the same are hereby amended by substituting Exhibit "A" as a Conceptual Site Plan to add plans for improvements to the Highland Park High School baseball facilities. That such Conceptual Site Plan contains the data required by Section 17-101 of the Comprehensive Zoning Ordinance. Prior to the issuance of a building permit under this Planned Development District, a Detailed Site Plan shall be required for the baseball improvements as provided by the City of University Park. The granting of this amendment to the Conceptual Site Plan for Planned Development District No. 17, is subject to the following special conditions:

- (a) A detailed plan of the requested fence be submitted for review and approval as to materials and placement by the Planning and Zoning Commission.
- (b) Prior to the replacement of the outfield fence or construction of a wooden fence on the north and west sides, a detailed landscape site plan that would provide adequate screening of the west and north elevations of the field be submitted for review and approval by the Planning and Zoning Commission of the City of University Park, and the landscaping materials shown on such approved plan be planted in accordance therewith.
- (c) The remaining improvements shown on the conceptual Site Plan: the bathroom facilities and concession stand; hitting tunnel and storage building; the addition to the tennis center for dressing rooms, additional bleacher seating; and enlargement of the existing press box, may be completed upon compliance with the requirements of the detailed site plan and the Comprehensive Zoning Ordinance.

The Comprehensive Zoning Ordinance of the City of University Park, be, and the same is hereby amended by adopting a revised site plan for a portion of Planned Development District No. 17 for Highland Park High School on the property described as Blocks 1 and 2, of the Oxford Manor Addition, an addition to the City of University Park, Dallas County, Texas, recorded in Volume 4, page 289, of the Map Records of Dallas County, Texas, and Lots 1-9, Block 9, of the Methodist University Addition, recorded in Volume 1, page 342, of the Map Records of Dallas County, Texas, and the parcel of land bounded by Grassmere Street to the North, Westchester Drive to the East, the North edge of Block 9 of the Methodist University Addition to the South, and Douglas Avenue to the West, referred to as Abstract 1145, recorded in Volume 5, page 153 of the Map Records of Dallas County, Texas, and more commonly known as 4220 Emerson and 7015 Westchester.

The revised portion of the site plan setting forth the land uses proposed for the property is attached hereto as Exhibit "A" and made a part hereof for all purposes the same as if fully copied herein.

Prior to the issuance of a building permit for this Planned Development District, a detailed site plan shall be required as provided by Section 17-101 of the Comprehensive Zoning Ordinance of

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the City of University Park. The revised site plan is subject to the further conditions that six foot brick fence, with six foot high brick columns, topped with cast stone caps, be constructed along the Lovers Lane side of the baseball park from a point near the entrance gate at the northeast corner of the baseball field westward a distance of 110 feet, then transitioning to a seven foot high black vinyl coated chain link fence, with seven foot high brick columns, topped with cast stone caps, all columns at thirty foot intervals, constructed in accordance with engineering plans to be submitted and approved by the Building Official; that such chain link fence and brick columns be continued westward to the point of intersection of Lovers Lane and Douglas, joining the current corrugated metal fence at the intersection; that red-tipped photinia of the largest size commercially available for planting be planted, on the street side of the chain link fence, as closely as possible at intervals which will allow the maximum growth and screening of the chain link fence; that such photinia be provided with a permanent irrigation system; that construction of a ticket booth/bench adjacent to the east bleachers be permitted in accordance with the plans, that construction and placement of additional bleachers on the northwest corner of the baseball diamond be permitted in accordance with the plan; and that a screening wall be placed in front of the restroom doors in accordance with the plans. The current fence screening along Lovers Lane shall be maintained during construction of the new fence permitted by this section and such screening shall remain in place for one year after completion of the new fence. This amendment is subject to the further special condition that the lights on the baseball field must be turned off nightly not later than 11:00 p.m. The fence described in this section must be constructed prior to any of the other improvements permitted hereby.

The special conditions applicable to Planned Development District No. 17 be, and are hereby amended by providing that the portable building depicted on Exhibit "A" attached to Ordinance 91/28 granting the Planned Development District No. 17, the approved site plan for the Highland Park High School, will be removed from the property by the property owner not later than the first day of July, 1999. That except as so revised, the special conditions and site plan applicable to Planned Development District No. 17 shall remain in full force and effect.

The special conditions applicable to Planned Development District No. 17 be, and are hereby, amended by providing that the portable building depicted on Exhibit "A" attached to Ordinance 91/28 granting Planned Development District No. 17, the approved site plan for the Highland Park High School, will be removed from the property by the property owner not later than the first day of July, 2001. That except as so revised, the special conditions and site plan applicable to Planned Development District No. 17 shall remain in full force and effect.

The amended site plan authorizing addition of a permanent maintenance building is attached hereto as Exhibit "A" and made a part hereof for all purposes, the same as if fully copied herein. That such amended site plan contains the data required by Section 17-101 of the Comprehensive Zoning Ordinance.

The granting of the amended site plan for Planned Development District No. 17 is subject to the following special conditions:

- (a) The maintenance building will be screened on the south side by irrigated landscaping as shown on the approved landscape plan attached hereto; and,

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- (b) That all previous special conditions approved in the granting of Planned Development District No. 17, as heretofore amended, shall remain in full force and effect, except as specifically amended hereby.

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, as heretofore amended, be, and the same are hereby, amended by approval of an amended site plan for a portion of Planned Development District No. 17 for the Highland Park High School, on property commonly known as 4220 Emerson and 7015 Westchester, as heretofore granted by Ordinance No. 91/28, such property being located in the City of University Park, Dallas County, Texas.

The amended site plan authorizing addition of permanent building additions of 83,939 square feet to the first floor and 37,046 square feet to the second floor is attached hereto as Exhibit "A" and made a part hereof for all purposes, the same as if fully copied herein. That such amended site plan contains the data required by Section 17-101 of the Comprehensive Zoning Ordinance.

The granting of the amended site plan for Planned Development District No. 17 is subject to the following special conditions:

- (a) The school district will execute an interim parking plan, approved and incorporated herein by reference, during construction and prior to completion of its new parking garage, for parking displaced by construction of these improvements; and
- (b) That all previous special conditions approved in the granting of Planned Development District No. 17, as heretofore amended, shall remain in full force and effect, except as specifically amended hereby.

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, as heretofore amended, be, and the same are hereby, amended by approval of an amended site plan for the baseball stadium portion of Planned Development District No. 17 for the Highland Park High School, on property commonly known as 4220 Emerson and 7015 Westchester, as heretofore granted by Ordinance No. 91/28, such property being located in the City of University Park, Dallas County, Texas.

The amended site plan authorizing addition of new bleacher seating and a brick wall in the baseball stadium is attached hereto as Exhibit "A" and made a part hereof for all purposes, the same as if fully copied herein. That such amended site plan contains the data required by Section 17-101 of the Comprehensive Zoning Ordinance.

The granting of the amended site plan for Planned Development District No. 17 is subject to the following special conditions:

- (a) That the new bleacher seats will be of the type and design depicted on the attached Exhibits B, C, and D and will not exceed 176 in number;
- (b) That the new brick wall will be constructed as shown on Exhibit E, will not exceed five (5') feet in height nor thirty-five (35') feet in length, will be of similar style and

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materials as the brick fence adjacent to Lovers Lane, and will have a concrete cap;
and

- (c) That all previous special conditions approved in the granting of Planned Development District No. 17, as heretofore amended, shall remain in full force and effect, except as specifically amended hereby.

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, as heretofore amended, be, and the same are hereby amended, by amending the special conditions applicable to Planned Development District No. 17 for the Highland Park High School, on property described as Blocks 1 and 2 of Oxford Manor Addition and Lots 1-9, Block 9, of Methodist University Addition, additions to the City of University Park, Dallas County, Texas, and more commonly known as 7015 Westchester Drive.

The special conditions applicable to Planned Development District No. 17 be, and are hereby, amended by providing that the portable building depicted on Exhibit "A" attached to Ordinance 91/28 granting Planned Development District No. 17, the approved site plan for Highland Park High School, will be removed from the property by the property owner not later than the first day of July, 2003. That except as so revised, the special conditions and site plan applicable to Planned Development District No. 17 shall remain in full force and effect.

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, as heretofore amended, be, and the same are hereby, amended by approval of an amended site plan for Planned Development District No. 16 for the Robert S. Hyer Elementary School, on property described as Lots 1-18, Block 39 of the University Heights No. 4 Addition, an addition to the City of University Park, Dallas County, Texas, and more commonly known as 3920 Caruth.

The amended site plan setting forth the land uses proposed for the property is Exhibit "A" maintained in the office of the city secretary and made a part hereof for all purposes, the same as if fully copied herein. That such amended site plan contains the data required by Section 17-101 of the Comprehensive Zoning Ordinance.

The granting of the amended site plan for Planned Development District No. 16 is subject to the following special conditions:

- (a) That the portable buildings depicted on Exhibit "A" will be removed from the property by the property owner not later than the first day of July, 2008;
- (b) That all previous special conditions approved in the granting of Planned Development District No. 16, as heretofore amended, shall remain in full force and effect, except as specifically amended hereby.

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 described as a 241 feet by 325 feet tract of land, 1.79 acres, more or less, at the northwest corner of Grassmere and Westchester in S. Popplewell Survey, Abstract No. 1145, in the City of University Park, Dallas County, Texas, by approving an amended detailed site plan for such tract, subject to additional special conditions.

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That the amended detailed site plan for the portion of PD No. 17 described above, including the landscape plan and utility 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.

That the amendment of this portion of the detailed site plan of Planned Development District No. 17 is subject to the following additional 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 maximum building height of the facility shall be forty-three feet (43');
- c. The building facade along Westchester Drive shall be set back an additional ten feet (10') when measured at a height of twenty feet (20') from the top of the foundation; Live Oak trees, at least seven inches (7") in caliper when planted on the site, shall be installed along the Westchester Drive frontage in accordance with the approved landscape plan; storm sewer improvements shown on the utility plan shall be installed by HPISD before work is commenced on the roof of the facility;
- d. HPISD will give notice to residents in the area surrounding the school of the name and telephone number of a liaison appointed by HPISD to be available at all times to respond to questions and complaints about the construction;
- e. The construction site will be screened with a temporary eight feet (8') screening fence of dark green or black windscreen fabric installed on a chain link frame; all trash receptacles will be placed within the screened area; the screening fence will be maintained in place at all times during construction; HPISD or its contractors shall provide adequate security lighting at all times during construction;
- f. No parking of construction vehicles or equipment will be permitted on City streets, except those streets closed temporarily for the project; to alleviate parking congestion on nearby City streets, all construction parking will be provided on the site, and HPISD or its contractors will provide off-site parking for construction workers and transport to the building site;
- g. Construction activities on the site will be conducted Monday through Saturday from 7:00 a.m. to 6:00 p.m., unless special permission is granted by the Director of Public Works;
- h. Background checks will be conducted by HPISD's contractors for all employees on the site prior to their working on the project, and the results of the checks provided to HPISD, which will retain a file of such checks; no convicted felon or pedophile will be permitted to work on the project site;

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- i. The interior floor plan of the building, showing location of fire department connections, a fire sprinkler system, and means of ingress and egress for fire safety, will be submitted for review and approval by the Fire Department prior to issuance of a building permit;
- j. The issuance of a building permit is subject to review and approval of construction plans for compliance with the approved detailed site plan, and other applicable City codes and ordinances; and,
- k. 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.

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 north of the existing maintenance building at 6915 Westchester Drive in 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 permanent administrative office building.

That the amended detailed site plan for the portion of PD No. 17 described above, including the landscape plan, is attached hereto [to Ordinance 10/44] 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.

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 [to Ordinance 10/44] as Exhibit “A”;
- b. The external facade of the 6,714 square foot permanent administrative office building to be added will be of cast stone and brick, and will have a standing seam metal roof to match the maintenance building;
- c. Landscape material along the Westchester Drive frontage shall be installed in accordance with the approved landscape plan, provided with adequate irrigation and permanently maintained;
- d. The existing parking lot abutting the subject site currently provides 17 parking spaces. An additional 5 spaces will be provided in accordance with the amended detailed site plan; 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.

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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” [to Ordinance 17/022] and made a part hereof for all purposes, the same as if fully copied herein.

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” [to Ordinance 17/022]), 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.

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

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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.

That the amended detailed site plan for the portion of PD No. 17 described above, including the landscape plan, is attached to Ordinance 18/018 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) [9.5.3] 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.

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 to Ordinance 18/018 as Exhibit "A";
 - b. The building facade 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
- [h.]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.

That the Comprehensive Zoning Ordinance and Map are amended by approval of an amended Detailed Site Plan ("site plan") for Planned Development District No. 17, Highland Park Independent School District ("HPISD"), for the main building of Highland Park High School, 4220 Emerson Avenue, more particularly described as Lot 1A, Block 1, of the Oxford Manor Addition, an Addition to the City of University Park, Dallas County, Texas.

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That the site plan is attached hereto in multiple pages cumulatively marked as Exhibit A to Ordinance 19/001 and made part hereof for all purposes is hereby approved as the amended detailed site plan for said portion of PD-17, as required by the Comprehensive Zoning Ordinance of the City of University Park, Texas. That the Planning and Zoning Commission has reviewed and recommended approval of the site plan.

That the amendment of the site plan of PD-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 site plan attached hereto as Exhibit A to Ordinance 19/001;
- b. The building facade will match the materials, scale and proportion of the other buildings on the campus;
- c. The existing natatorium and student entry will be demolished and a new three-story Science Classroom Building having a basement and three above grade stories, 10,500 square feet in area each floor (total of 42,000 square feet) and Student Entry constructed abutting Westchester Drive; other renovations will be made to the interior of the building as shown in the site plan;
- d. The existing parking spaces abutting the subject site will be maintained in accordance with the site plan and no parking is required;
- e. The height of the new Science Classroom Building will not exceed 54.5';
- f. The new Science Classroom Building will be set back 15.25' from the east property line (Westchester Drive) and the new Student Entry will be set back 16.77' from the east property line; and,
- g. 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.

(Ordinance 91/28 adopted 10/1/91, Ordinance 92/34, sec. 3, adopted 11/18/92, Ordinance 90/32 adopted 11/6/90, Ordinance 95/4 adopted 2/7/95, Ordinance 96/29 adopted 9/3/96, Ordinance 99/19 adopted 8/3/99, Ordinance 99/25 adopted 9/7/99, Ordinance 99/44 adopted 12/15/99, Ordinance 00/06 adopted 3/7/00, Ordinance 01/23 adopted 7/3/01, Ordinance 03/29 adopted 10/22/03, Ordinance 09/04 adopted 1/20/09, Ordinance 10/44 adopted 11/16/10, Ordinance 17/022 adopted 7/18/17, Ordinance 18/018 adopted 3/20/18, Ordinance 19/001 adopted 1/15/19)

PD-18 Planned Development District (3017 and 3021 Dyer Street)

The Comprehensive Zoning Ordinance of the City of University Park, Texas, be, and the same is hereby, amended by amending the Zoning Map of the City of University Park so as to grant Planned Development Number 18 on the property described as Lots 1 and 2, Block 2, in the University Hills West Addition, an addition to the City of University Park, Dallas County, Texas, and more commonly known as 3017 and 3021 Dyer Street, University Park, Texas.

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The Conceptual Site Plan depicting the improvements on said lots is attached hereto as Exhibit "A" and made part hereof for all purposes the same as if fully copied herein. That such Conceptual Site Plan contains the data required by Section 17-101 of the Comprehensive Zoning Ordinance.

Prior to the issuance of a building permit or Certificate of Occupancy under this planned development district, a detailed site plan shall be required as provided by Section 17-101 of the Comprehensive Zoning Ordinance of the City of University Park.

This Planned Development District is granted until May 31, 1994, and is subject to the following special conditions:

- (a) The location of the physical structures on the site plan will not be expanded or increased;
- (b) In addition to Single Family Dwelling-4 (SF-4) uses, the site may be used for fraternity or sorority uses;
- (c) Each main residential structure on the property limited to three (3) residential occupants, whether related or unrelated;
- (d) Building identification signage for the fraternity or sorority occupying each main residential structure is permitted; and
- (e) The owner will make such corrections to the structures as may be required by the codes and ordinances of the City of University Park to permit fraternity or sorority uses prior to the issuance of any Certificate of Occupancy.

(Ordinance 93/10 adopted 4/21/93)

PD-19 Planned Development District (6100 High School)

The Comprehensive Zoning Ordinance of the City of University Park, Texas, be, and the same is hereby, amended by amending the Zoning Map of the City of University Park so as to grant a Planned Development District No. 19 for Arch H. McCulloch Middle School, on the property described as Lots 1-28, Block E, of the University Annex Addition, an addition to the City of University Park, Dallas County, Texas, as recorded in Volume 1, Page 363, of the Map or Plat Records of Dallas County, Texas, and more commonly known as 6100 High School.

The Conceptual Site Plans setting forth the land uses proposed for the property are attached hereto as Exhibit "A" collectively and made part hereof for all purposes, the same as if fully copied herein. That such Conceptual Site Plans contain the data required by Section 17-101 of the Comprehensive Zoning Ordinance of the City of University Park.

Prior to the issuance of a building permit under this Planned Development District, a Detailed Site Plan shall be required as provided by Section 17-101 of the Comprehensive Zoning Ordinance. That the granting of this Planned Development District is subject to the following special conditions:

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- (a) The Highland Park Independent School District, owner of the property (“District”) will submit a detailed landscape plan, illustrating phasing of improvements, to the City Council of the City of University Park for review and approval prior to the issuance of the building permit;
- (b) The District will provide a minimum thirty (30) minutes staggering schedule between arrival and release times of the fifth/sixth and seventh/eighth grades at all times;
- (c) That 204 on-site parking spaces will be provided;
- (d) The District will submit a final subdivision plat in accordance with the laws of the State of Texas for review and approval by the Planning and Zoning Commission of the City of University Park. That in such plat, the District will dedicate right-of-way to the City of University Park consisting of ten feet (10') of additional right-of-way adjacent to the south right-of-way line of Granada Street, on the north side of the school site, and an additional fourteen feet (14') of right-of-way adjacent to the east right-of-way line of High School, on the west side of the school site. That such additional street right-of-way will also be shown on the Detailed Site Plan required hereby.
- (e) The District will construct the additional ten feet (10') of street and/or parking lanes for High School and Granada as required by this section. Such construction shall be in accordance with construction drawings approved by the Director of Public Works and shall be in accordance with standard City specifications for the construction of streets.
- (f) A committee consisting of the Mayors of University Park and Highland Park and the President of the Highland Park Independent School District Board of Trustees will meet periodically to evaluate and make recommendations regarding changes in traffic control and circulation around the school site and in parking on the school site and in the vicinity thereof during the first five (5) years following occupancy of the new school.
- (g) All lighting on the site shall be designed to minimize glare and carry over onto adjacent property.
- (h) All fencing shall be painted or coated black or dark green to reduce visibility.
- (i) The entire campus, rights-of-way, and playing field shall be irrigated with a permanent sprinkler system with an electronic controller.
- (j) A routing plan shall be developed by the District for delivery of materials and supplies during development of the new school. Such plan will be submitted to and approved by the Director of Public Works.
- (k) A parking plan shall be developed by the District for parking of all private and construction vehicles on-site during development of the new school. Such plan will be submitted to and approved by the Director of Public Works.

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- (l) Fence height around the planned tennis courts shall be limited to twelve (12') feet. Backstops for the baseball fields shown on the site plan shall be limited to twenty (20') feet in height. The District shall provide four (4') feet playfield fences adjacent to the Binkley right-of-way and the Key Street right-of-way from the parking lot north to Granada. All lighting for the site shall be shown on the Detailed Site Plan. No portion of the exterior athletic fields may be lighted. Parking lot light standards shall not exceed twenty (20') feet in height.

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, as heretofore amended, be, and the same are hereby amended by approval of an amended site plan for Planned Development District No. 19 for the McCulloch Intermediate School, on property described as Block E of the University Annex Addition, First Installment, an addition to the City of University Park, Dallas County, Texas, and more commonly known as 3555 Granada.

The amended site plan setting forth the land uses proposed for the property is attached hereto as Exhibit "A" and made a part hereof for all purposes, the same as if fully copied here. Such amended site plan contains the data required by Section 17-101 of the Comprehensive Zoning Ordinance.

The granting of the amended site plan for Planned Development District No. 19 is subject to the following special conditions:

- (a) That the portable classroom building depicted on Exhibit "A" will be removed from the property by the property owner not later than the first day of July, 2001;
- (b) That all previous special conditions approved in the granting of Planned Development District No. 19, shall remain in full force and effect, except as specifically amended hereby.

The amended site plan setting forth the land uses proposed for the property is attached hereto as Exhibit "A" and made a part hereof for all purposes, the same as if fully copied herein. That such amended site plan contains the data required by Section 17-101 of the Comprehensive Zoning Ordinance.

The granting of the amended site plan for Planned Development District No. 19 is subject to the following special conditions:

- (a) That the portable classroom buildings, existing and to be added during the summer of 1999, depicted on Exhibit "A" will be removed from the property by the property owner not later than the first day of July, 2001;
- (b) That all previous special conditions approved in the granting of Planned Development District No. 19, shall remain in full force and effect, except as specifically amended hereby.

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, as heretofore amended, be, and the same are hereby, amended by approval of an amended site plan

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for Planned Development District No. 19 for the Highland Park Middle School/McCulloch Intermediate School, on property described as Block E of the University Annex Addition, First Installment, and addition to the City of University Park, Dallas County, Texas, and more commonly known as 3555 Granada.

The amended site plan setting forth the land uses proposed for the property is attached hereto as Exhibit "A" and made a part hereof for all purposes, the same as if fully copied herein. That such amended site plan contains the data required by Section 17-101 of the Comprehensive Zoning Ordinance.

The granting of the amended site plan for Planned Development District No. 19 is subject to the following special conditions:

- (a) That the portable classroom buildings depicted on Exhibit "A" will be removed from the property by the property owner not later than the first day of July, 2003;
- (b) That all previous special conditions approved in the granting of Planned Development District No. 19, shall remain in full force and effect, except as specifically amended hereby.

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, as heretofore amended, be, and the same are hereby, amended by approval of an amended site plan for Planned Development District No. 19 for the Highland Park Middle School/McCulloch Intermediate School, on property described as Block E of the University Annex Addition, First Installment, an addition to the City of University Park, Dallas County, Texas, and more commonly known as 3555 Granada.

The amended site plan setting forth the land uses proposed for the property is Exhibit "A", maintained in the office of the city secretary and made a part hereof for all purposes, the same as if fully copied herein. That such amended site plan contains the data required by Section 17-101 of the Comprehensive Zoning Ordinance.

The granting of the amended site plan for Planned Development District No. 19 is subject to the following special conditions:

- (a) That the portable classroom buildings depicted on Exhibit "A" will be removed from the property by the property owner not later than the first day of July, 2003;
- (b) That all previous special conditions approved in the granting of Planned Development District No. 19, shall remain in full force and effect, except as specifically amended hereby.

The Comprehensive Zoning Ordinance and Map are amended by amending Planned Development District No. 19, for the property described as Lots 1-28, Block E, University Annex Addition to the City of University Park, Dallas County, Texas, commonly known as 3555 Granada Avenue, in part by approving an amended detailed site plan, subject to the following additional special conditions:

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- a. All permanent improvements and portable buildings in this Planned Development District will be constructed or placed and maintained in accordance with the amended detailed site plan attached hereto as Exhibit “A” (maintained on file in the office of the city secretary);
- b. Two existing portable buildings shall be removed within sixty (60) days after the installation of the new portable buildings on the South side of Granada as shown on the site plan;
- c. All of the portable buildings located along Granada shall be removed within thirty (30) days after a Certificate of Occupancy is issued for the permanent additions to the primary buildings, but in no event later than August 31, 2010;
- d. The issuance of a building permit is subject to review and approval of building plans for compliance with applicable city codes and ordinances; and
- e. That except as amended hereby, the special conditions of the ordinance creating, and those of any ordinance amending, PD 19 shall remain in full force and effect.

That the Comprehensive Zoning Ordinance and Map are amended by amending Planned Development District No. 19, for the property described as Lots 1-28, Block E, University Annex Addition to the City of University Park, Dallas County, Texas, commonly known as 3555 Granada Avenue, in part by approving an amended detailed site plan, subject to additional special conditions.

That the amended detailed site plan for PD No. 19, attached hereto collectively as Exhibit “A”, is hereby approved as the detailed site plan for said Planned Development District 19, 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 the amended detailed site plan.

That the amendment of this Planned Development District No. 19 is subject to the following additional special conditions:

- a. All permanent improvements and portable buildings in this Planned Development District will be constructed or placed and maintained in accordance with the amended detailed site plan attached hereto as Exhibit “A”;
- b. The portable buildings on the South side of Granada will be removed within thirty (30) days after a Certificate of Occupancy is issued for the permanent additions to the primary buildings, but in no event later than August 31, 2010;
- c. HPISD will provide adequate security lighting during construction of the additions shown on the detailed site plan approved hereby;
- d. During construction, HPISD will give notice to residents in the area surrounding the school of the name and telephone number of a liaison appointed by the District to be available at all times to respond to questions and complaints about the construction;

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- e. The construction site will be screened with a temporary 8' screening fence of dark green or black windscreen fabric installed on a chain link frame or of other materials approved by the Community Development Manager; all trash receptacles will be placed within the screened area; the screening fence shall be maintained in place at all times.
- f. No parking of construction vehicles or equipment will be permitted on City streets, except those streets closed temporarily for the project; all construction parking will be provided on the site;
- g. In order to alleviate parking congestion on City Streets, HPISD will provide for the busing of construction workers to the building site;
- h. Construction activities on the site will be conducted Monday through Saturday from 7:00 a.m. to 6:00 p.m., unless special permission is granted by the Director of Public Works;
- i. Background checks will be conducted by the District's contractors for all employees on the site prior to their working on the project, and the results of the checks provided to the District, which will retain a file of such checks; no convicted felon or pedophile will be permitted to work on the project site;
- j. HPISD will pay the full cost of design and installation for relocating a water line currently existing on the building site and grant the City an easement to accommodate the relocated line. The detailed design showing the relocation of the water line will be submitted for approval of the Director of Public Works.
- k. The proposed addition of two (2) stories to the Intermediate School on the north side of the site, as shown on the approved site plan, may be increased to three (3) stories;
- l. The issuance of a building permit is subject to review and approval of building plans for compliance with applicable city codes and ordinances; and,
- m. That except as amended hereby, the special conditions of the ordinance creating, and those of any ordinance amending, PD 19 shall remain in full force and effect.

That an amended Detailed Site Plan, in the form required by Section 17-101(2) of the Comprehensive Zoning Ordinance of the City of University Park, Texas, for a portion of Planned Development District No. 19, the Highland Park Middle School/McCulloch Intermediate School on property described as Lots 1-28, Block E, in the University Annex Addition, an addition to the City of University Park, Dallas County, Texas, as recorded in Volume 1, Page 363, of the Map or Plat Records of Dallas County, Texas, and commonly known as 3555 Granada, University Park, Texas, attached hereto [to Ordinance 10/36] as Exhibit "A" and made a part hereof for all purposes, the same as if fully copied herein, is hereby approved in all respects.

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

- A. Development of the property shall be in accordance with the approved amended Detailed Site Plan (Exhibit "A"), all conditions of the ordinance approving PD-19, and all conditions of Ordinance 08/62 approving an amended Detailed Site Plan for PD-19, except as amended hereby, and all other provisions of the Comprehensive Zoning Ordinance of the City of University Park that are applicable;
- B. A new tennis court, 60' by 120', shall be installed as shown on the amended Detailed Site Plan;
- C. The fence located around the perimeter of the new tennis court shall be a twelve foot (12') black vinyl coated chain link fence to be installed as shown on the amended Detailed Site Plan;
- D. The new tennis court shall be painted green;
- E. A new six foot (6') tall black vinyl-coated chain link fence will be placed along the eastern boundary of the site (Key Street);
- F. A five foot (5') wide concrete sidewalk will be placed between the existing tennis courts and the new tennis court; and,
- G. Landscaping shall be installed in accordance with the approved landscape plan, attached hereto [to Ordinance 10/36] as Exhibit "B" and made part hereof for all purposes.

That the Comprehensive Zoning Ordinance and Map are amended by amending Planned Development District No. 19, for the property described as Lots 1-28, Block E, University Annex Addition to the City of University Park, Dallas County, Texas, commonly known as 3555 Granada Avenue, in part by approving an amended detailed site plan, subject to additional special conditions, for expansion of the existing cafeteria and kitchen by 6,512 square feet and additional interior improvements.

That the amended detailed site plan for PD No. 19, attached hereto, collectively, as Exhibit "A," to Ordinance 13/13 is hereby approved as the detailed site plan for said Planned Development District 19, 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 the amended detailed site plan.

That the amendment of this Planned Development District No. 19 is subject to the following additional special conditions:

- a. All permanent improvements in this Planned Development District will be constructed or placed and maintained in accordance with the amended detailed site plan attached hereto as Exhibit "A" to Ordinance 13/13 attached hereto and made part hereof for all purposes;

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- b. HPISD will provide adequate security lighting during construction of the additions shown on the detailed site plan approved hereby;
- c. The construction site will be screened with a temporary 8' screening fence of dark green or black windscreen fabric installed on a chainlink frame or of other materials approved by the Director of Community Development; all trash receptacles will be placed within the screened area;
- d. Construction activities on the site will be conducted Monday through Saturday from 7:00 a.m. to 6:00 p.m., unless special permission is granted by the Director of Public Works;
- e. Background checks will be conducted by the District's contractors for all employees on the site prior to their working on the project, and the results of the checks provided to the District, which will retain a file of such checks; no convicted felon or pedophile will be permitted to work on the project site;
- f. The issuance of a building permit is subject to review and approval of building plans for compliance with applicable city codes and ordinances; and,
- g. Except as amended hereby, the special conditions of the ordinance creating, and those of any ordinance amending, PD-19 shall remain in full force and effect.

The Comprehensive Zoning Ordinance and Map are amended by amending Planned Development District No. 19 ("PD-19"), for the property described as Lots 1-28, Block E, University Annex Addition to the City of University Park, Dallas County, Texas, commonly known as 3555 Granada Avenue, the Highland Park Middle School and the McCulloch Intermediate School (the "site"), and approving an amended detailed site plan (the "plan"), subject to additional special conditions, for addition of a three story classroom building on the northeast corner of the site (Building No. 3), relocation of the tennis court, reconfiguration of parking spaces, and interior renovations. This amendment affects only the portion of the site in the City; the balance of the site is in the Town of Highland Park and the plan will be considered by the Highland Park Town Council in the manner provided by law.

The amended detailed site plan for PD No. 19, attached hereto, collectively, as Exhibit "A" [to Ordinance 17/014] and made part hereof for all purposes, is hereby approved as the detailed site plan for said Planned Development District 19, 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 the plan and unanimously recommended its approval.

The amendment of the plan for PD-19 is subject to the following additional special conditions:

- a. All permanent improvements in this PD-19 will be constructed or placed and maintained in accordance with the plan;
- b. HPISD will provide adequate security lighting during construction of the additions shown on the plan approved hereby;

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- c. The construction site will be screened with a 72" screening fence of dark green or black windscreen fabric installed on a chain link frame or of other materials approved by the Director of Community Development; all trash receptacles will be placed within the screened area;
- d. Construction activities on the site will be conducted Monday through Saturday from 7:00 a.m. to 6:00 p.m., unless special permission is granted by the Director of Public Works;
- e. Background checks will be conducted by the District's contractors for all employees on the site prior to their working on the project, and the results of the checks provided to the District, which will retain a file of such checks; no convicted felon or pedophile will be permitted to work on the project site;
- f. That Building No. 3 shall be set back a distance of 38.96' from Granada and 107.28' from Key Street. Building No. 3 shall not exceed 48.8' in height;
- g. The District shall provide 64 off-street parking spaces, plus 6 handicap spaces (including 1 van accessible space) above ground, and shall provide 177 parking spaces, plus 6 handicap spaces (including 1 van accessible space) below ground for the site;
- h. 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. These temporary uses will be permitted for 30 months from the effective date of this ordinance;
- i. A full-time point of contact will be provided by HPISD to answer questions and complaints during construction;
- j. All construction vehicles shall be required to park on-site during construction;
- k. A full-time point of contact will be provided by HPISD to answer questions and complaints during construction;
- l. The issuance of a building permit is subject to review and approval of building plans for compliance with applicable city codes and ordinances; and
- m. Except as amended hereby, the special conditions of the ordinance creating, and those of any ordinance amending, PD 19 shall remain in full force and effect.

(Ordinance 93/22 adopted 8/3/92, Ordinance 97/14 adopted 6/3/97, Ordinance 99/20 adopted 8/3/99, Ordinance 01/21 adopted 7/3/0, (Ordinance 03/28 adopted 10/22/03, Ordinance 08/41 adopted 7/22/08, Ordinance 08/62 adopted 11/4/08, Ordinance 10/36 adopted 10/19/10, Ordinance 13/13 adopted 3/19/13, Ordinance 17/014 adopted 5/16/17)

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PD-20 Planned Development District (United Methodist Church)

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas be, and the same is hereby amended by approval of a site plan for Planned Development District No. 20 for the University Park United Methodist Church, on property described as Lots 1-8, Block 45, of the University Heights No. 4 Addition, an addition to the City of University Park, Dallas County, Texas, and more commonly known as 4024 Caruth.

The granting of this Planned Development District No. 20 is subject to the special condition that the site plan setting forth the land uses for the property, attached hereto as Exhibit "A" and made a part hereof for all purposes, the same as if fully copied herein, contains the data required by Section 17-101 of the Comprehensive Zoning Ordinance and that all development on the property be strictly in conformance to the approved site plan and the provisions of this Ordinance and the Comprehensive Zoning Ordinance.

The Comprehensive Zoning Ordinance of the City of University Park be, as heretofore amended, be, and the same is hereby, amended by amending the approved site plan for Planned Development District No. 20, PD-20, on the University Park Methodist Church property commonly known as 4024 Caruth, University Park, Dallas County, Texas. That said amended site plan is attached hereto as Exhibit "A" and made a part hereof for all purposes, and is subject to the following additional special conditions:

- (a) The canopy proposed for the rear of the church building shall be constructed of metal poles and canvas "awning" material.
- (b) The canopy shall be permitted to be maintained for a period of three years from the effective date of this amendment.
- (c) Except as amended hereby, the original site plan and conditions of PD-20 shall remain in full force and effect.

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, be, and the same are hereby, amended so as to grant an amendment to Planned Development District No. 20 for the University Park United Methodist Church so as to add the property described as Lots 9 17, Block 45, of the University Heights No. 4 Addition, an addition to the City of University Park, Dallas County, Texas, and more commonly known as, the south side of the 4000 block of Colgate, University Park, Texas. That the conceptual site plan depicting the improvements for the planned development is attached hereto collectively as Exhibit "A" and made part hereof for all purposes the same as if fully copied herein. That a detailed site plan, containing the data required by Section 22 500 of the Comprehensive Zoning Ordinance, shall be submitted for review and approval by the City Council without an additional public hearing. The City Council shall immediately schedule the detailed site plan for consideration. Review of the detailed site plan by the Planning and Zoning Commission is waived. This Planned Development District is planned to be constructed in two general phases. The first phase will be the parking lot and landscaping at the east end of the 4000 block of Colgate. The second phase will be the parsonages and other additions to the north of the Church at the west end of the 4.000 block of Colgate. The Planned Development District is granted subject to the following special conditions:

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- (a) The property will be developed only in conformance with the requirements of this ordinance and the approved detailed site plan;
- (b) The property will be landscaped in accordance with the approved landscape plan to be attached as an Exhibit to the detailed site plan and made part hereof for all purposes, the same as if fully copied herein;
- (c) That the property will be used only for Church purposes, as defined by the Comprehensive Zoning Ordinance;
- (d) UDADAC will review preliminary architectural plans and comment on general architectural style prior to approval of detailed site plan;
- (e) The Park Advisory Committee will review landscape plan and comment prior to approval of detailed site plan;
- (f) One year after the completion of the construction allowed by this ordinance, the Church will pay the cost of a review of the traffic conditions in the area surrounding the Church. The work will be accomplished by a licensed traffic engineer chosen by the Public Works Director of the City of University Park;
- (g) In order to minimize disruptions caused by construction, the Church will be limited in time for completion of the work allowed by this ordinance. All phases of construction will be completed no later than 48 months from issuance of the initial building permit.
- (h) The UPUMC shall pay for the cost of an appraisal of the alley right of way between Caruth and Colgate from Pickwick to Preston to determine the fair market value for same as part of the City's abandonment of the alley. Before abandonment, the Church must pay to the City the fair market value as determined by the appraisal;
- (i) An 8 foot screening fence shall be erected around the entire construction site during the first phase of construction and remain in place while construction is ongoing. The fence will be of wood painted in a color approved by the Public Works Director. The fence will block the sight of passersby onto the site. Prior to starting the second phase, UPUMC will submit a fencing plan to screen the site during that phase which will be approved by the Public Works Director;
- (j) Entry to the construction site for all activities and delivery of materials shall be from Preston Road;
- (k) No parking of construction vehicles or contractors' employees' vehicles on City streets. UPUMC will require the contractor to provide off-site parking for construction employees and a method of transferring employees to and from that location;
- (l) A fire suppression system shall be installed in all UPUMC existing and proposed buildings;

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- (m) No explosives shall be used in the construction activities;
- (n) UPUMC shall provide a full time liaison during the construction to respond to questions and complaints from citizens on a 24-hour basis. A phone number for this contact will be provided to all adjacent property owners and posted at the Church and job site where it can be found by interested parties;
- (o) All exterior lighting will be of a type and design that will eliminate spillover onto adjacent property and streets;
- (p) The fence and landscaping surrounding the parking lot shall be designed so that cars in the lot will not be visible from ground level on the properties north of Colgate adjacent to the project when Phase I is completed;
- (q) Only activities sponsored by UPUMC will be held on the premises;
- (r) All trash receptacles will be totally screened from the view of adjacent property and located as close to the building as possible.
- (s) Any buses used by the Church to transport members for activities away from the Church will queue in either the parking spaces on the north side of Caruth adjacent to the Church or in the newly constructed parking lot;
- (t) Background checks will be performed by the contractor for all construction workers prior to their working on the site. The information will be provided to the church and a file of all background checks will be kept by the Church. A convicted felon or pedophile will be barred from working on the project;
- (u) Badges with photo IDs will be worn by construction workers at all times; and
- (v) No street closings for construction will be permitted between the hours of 7:15 a.m. to 8:45 a.m. and 2:15 p.m. to 3:45 p.m.

That the Detailed Site Plan for Phase 1, required by Section 17-101(2) of the Comprehensive Zoning Ordinance of the City of University Park, Texas, for Planned Development District No. 20, the University Park United Methodist Church (“Church”), as amended, for the property described as Lots 1-17, Block 45, University Heights Number 4 Addition, an addition to the City of University Park, Dallas County, Texas, which is more commonly known as 4024 Caruth, University Park, Texas, attached hereto as Exhibit “A” and made a part hereof for all purposes, the same as if fully copied herein, is hereby approved in all respects.

That the approval of the Detailed Site Plan for Phase 1 is subject to the following special conditions:

- A. Development of the property shall be in accordance with the approved Detailed Site Plan, all conditions of the City Council Report dated June 16, 2009, with regard to

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zoning case PZ-05-03 (PD-20), and all provisions of the Comprehensive Zoning Ordinance of the City of University Park;

- B. A Storm Water Pollution Prevention Plan (SWPPP) is required for the site in accordance with TCEQ guidelines;
- C. A photometric layout of the proposed parking lot lighting shall be submitted to verify compliance with requirements regulating lighting spillover on adjacent properties;
- D. All landscaping for the entire project shall be in place prior to final inspection of the parking lot and screening wall improvements;
- E. Items relating to utility design and construction, including water, sanitary and storm sewer, electric and gas, shall be reviewed and approved by the Director of Public Works prior to the issuance of a building permit;
- F. The construction site will be screened with a temporary eight foot (8') screening fence [with] dark green or black windscreen fabric, or other material approved by the Chief Planning Official, installed on a chain link fence, which the Council finds to comply with its intent expressed in section 3(i) of Ordinance 05/14;
- G. All trash receptacles will be placed within the screened area;
- H. The screening fence will be maintained in place at all times during construction; and,
- I. The special conditions of the ordinance creating PD-20, except as amended hereby, shall remain in full force and effect.

That the Detailed Site Plan for Phase 2A for Planned Development District No. 20, the University Park United Methodist Church ("Church"), required by Section 17-101(2) of the Comprehensive Zoning Ordinance of the City of University Park, Texas, for the property described as Lots 1-17, Block 45, University Heights Number 4 Addition, an addition to the City of University Park, Dallas County, Texas, which is more commonly known as 4024 Caruth, University Park, Texas, attached hereto [attached to Ordinance 10/24] as Exhibit "A" and made a part hereof for all purposes, the same as if fully copied herein, is hereby approved in all respects.

That the approval of the Detailed Site Plan for Phase 2A is subject to the following special conditions:

- A. Development of the property shall be in accordance with the approved Detailed Site Plan, all conditions of the City Council Report dated June 16, 2009, with regard to zoning case PZ-05-03 (PD-20), except as revised hereby, all conditions of the ordinance approving the Detailed Site Plan for Phase 1 as may be applicable, and all provisions of the Comprehensive Zoning Ordinance of the City of University Park;
- B. The construction site for Phase 2A, which involves adding a 33,405 square foot multi-purpose building, will be screened with a temporary eight foot (8') screening fence with dark green or black windscreen fabric, or other material approved by the

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Director of Community Development, installed on a chain link fence, which the Council finds to comply with its intent expressed in Section 3(i) of Ordinance 05/14 and consistent with the development of Phase 2A of this PD-20;

- C. All trash receptacles will be placed within the screened area;
- D. The screening fence will be maintained in place at all times during construction;
- E. Review of this Detailed Site Plan by the Planning and Zoning Commission has previously been waived; and,
- F. The special conditions of the ordinance creating PD-20, except as amended hereby, shall remain in full force and effect.

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, as heretofore amended, are hereby amended by amending Planned Development District No. 20 for the University Park United Methodist Church on Lot 1A, Block 45, Fourth Section, of University Heights Subdivision, an addition to the City of University Park, Dallas County, Texas, and more commonly known as 4024 Caruth Boulevard, University Park, Texas, by adopting an amended detailed site plan setting forth the land uses proposed for the amended PD-20, attached [to Ordinance 12/16] as Exhibit "A" and made a part hereof for all purposes, the same as if fully copied herein. That such amended detailed site plan contains the data required by Section 17-101(2) of the Comprehensive Zoning Ordinance, and is hereby approved in all respects.

Approval of the amended detailed site plan for Planned Development District No. 20 is subject to the following special conditions:

- A. Development of the property shall be in accordance with the amended detailed site plan submitted and approved in accordance with Section 17-101(2) and all other provisions of the Comprehensive Zoning Ordinance of the City of University Park, as amended hereby, and, unless otherwise defined herein, all terms used shall have the respective definitions assigned to them in the Comprehensive Zoning Ordinance;
- B. The uses on the property shall be those allowed in the ordinance granting Planned Development District 20, PD-20, plus the playground for infants and toddlers, 6 months to 23 months in age, as shown on Exhibit "A";
- C. The addition of the playground is subject to the conditions listed as follows:
 - 1. The playground shall not exceed 54 feet by 60 feet in area;
 - 2. The playground will be equipped with a custom playground configuration designed specifically for children 6 months to 23 months in age;
 - 3. The maximum height of any structure in the playground will not exceed nine feet (9'), measured from the abutting natural grade;

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4. An artificial, permeable, fire retardant surface (Burke Turf) will be used in the playground;
5. A wrought iron fence, totaling 54 feet by 60 feet will be constructed around the perimeter of the playground. The fence will be satin black, 4 feet high with 1-1/2 inch top and bottom 14 gauge rails, 1/2 inch 16 gauge pickets 4 inches on center, 1-1/2 inch 14 gauge posts spaced between pickets 6 feet on center, 1-1/2 inch 14 gauge end posts, with two gates with child-proof latches;
6. Ninety-three (93) 3 gallon Dwarf Burford Hollies will be planted to provide landscape screen around the wrought iron fence, and seven (7) 3 inch caliper Live Oaks will be planted for shade (landscape layout attached as Miscellaneous Exhibit);
7. No additional outdoor lighting or permanent signage will be permitted;
8. Hours of operation for the playground will be the normal business hours and special daytime functions of the Church and Weekday School;
9. Primary access to the playground will be through doors located at the northwest corner of the infant and toddler wing; and,
10. Specific layout and list of playground equipment as attached to the detailed site plan.

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, as heretofore amended, are hereby amended by amending Planned Development District No. 20 for the University Park United Methodist Church on Lot 1A, Block 45, Fourth Section, of University Heights Subdivision, an addition to the City of University Park, Dallas County, Texas, and more commonly known as 4024 Caruth Boulevard, University Park, Texas, by adopting an amended detailed site plan (“site plan”) setting forth the land uses proposed for the amended PD-20, attached [to Ordinance 15/016] as Exhibit “A” and made a part hereof for all purposes, the same as if fully copied herein. That such amended detailed site plan contains the data required by Section 17-101(2) of the Comprehensive Zoning Ordinance, and is hereby approved in all respects.

Approval of the amended detailed site plan for Planned Development District No. 20 is subject to the following special conditions:

- A. Development of the property shall be in accordance with the amended detailed site plan submitted and approved in accordance with Section 17-101(2) and all other provisions of the Comprehensive Zoning Ordinance of the City of University Park, as amended hereby, and, unless otherwise defined herein, all terms used shall have the respective definitions assigned to them in the Comprehensive Zoning Ordinance;
- B. The uses on the property shall be those allowed in the ordinance granting Planned Development District 20, PD-20, as previously amended and as amended hereby, as shown on Exhibit “A”;

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- C. The addition of a fence on the northwest corner of the property to enclose a children's playground is subject to the following special conditions:
1. The children's playground measures approximately 215 feet along the Colgate Avenue property line and 180 feet along the Preston Road property line as shown on the site plan;
 2. The playground will be enclosed by a four feet high wrought iron fence painted satin black, having red brick columns with white capstones, spaced eighteen feet (18') on centers and having 3-1/2 inches between pickets, to match the existing fence on the east side enclosing the infants and toddlers playground;
 3. The wrought iron fence will be set back a minimum of twenty feet (20') from adjacent City right-of-way on Colgate Avenue and Preston Road. The fence will have three gates with childproof latches, as shown on the site plan;
 4. Five hundred sixty-five (565) one gallon size liriopoe will be planted on eight inch (8") centers to provide landscape screen around outside of the wrought iron fence, and seasonal color landscaping will be established at the corner of Preston Road and Colgate Avenue and the Church's private drive, as shown on the site plan;
 5. No additional outdoor lighting, signage, or permanent structure, except as shown on the site plan, will be permitted;
 6. Hours of operation for the playground will be during the normal business hours and special daytime functions of the Church and Weekday School; and
 7. Primary access to the playground will be through gates located on the north side along Colgate Avenue and on the south side off of the Church's private drive.

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, are hereby amended by amending Planned Development District No. 20 ("PD-20") for the University Park United Methodist Church on Lot 1A, Block 45, Fourth Section, of University Heights Subdivision, an addition to the City of University Park, Dallas County, Texas, and more commonly known as 4024 Caruth Boulevard, University Park, Texas, to adopt an amended detailed site plan ("site plan") for a portion of PD-20, setting forth the additional land uses permitted, which site plan is attached to Ordinance 18/024 as Exhibit "A" (3 pages) and made a part hereof for all purposes, the same as if fully copied herein. That such amended detailed site plan contains the data required by Section 17-101(2) [9.5.3] of the Comprehensive Zoning Ordinance, and is hereby approved in all respects.

Approval of the amended detailed site plan for Planned Development District No. 20 is subject to the following special conditions:

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- A. Development of the property shall be in accordance with the amended detailed site plan submitted and approved in accordance with Section 17-101(2) [9.5.3] and all other provisions of the Comprehensive Zoning Ordinance of the City of University Park, as amended hereby, and, unless otherwise defined herein, all terms used shall have the respective definitions assigned to them in the Comprehensive Zoning Ordinance;
- B. The uses on the property shall be those allowed in the ordinance granting Planned Development District 20, PD-20, as previously amended and as amended hereby, as shown on Exhibit “A” to Ordinance 18/024;
- C. The addition of a children’s outdoor learning center (“center”), and a walking/bike path along the inside perimeter of the existing Colgate/Preston Road fenced lawn area, as depicted in Exhibit “A” to Ordinance 18/024, are subject to the following special conditions:
 - 1. The center will include butterfly-friendly plantings, berms, raised planting gardens, an innovative walking path, a pad for picnic tables, child-sized boulders for climbing, and a bamboo teepee structure in an area which measures approximately 72 feet by 45 feet as shown on Exhibit “A” to Ordinance 18/024;
 - 2. The center will be enclosed by a four feet high wrought iron fence, painted satin black, having 3-1/2 inches between pickets, to match the existing fence on the east side enclosing the infants’ and toddlers’ playground, and with one gate with child-proof latches;
 - 3. The center will utilize an artificial, permeable, fire retardant surface (AstroTurf) designed to provide a soft, safe play environment. The east end will incorporate pump/water feature and varying height tree stumps for seating;
 - 4. The maximum height of the structures in the center will not exceed eight feet (8’), measured from the abutting natural grade;
 - 5. No additional outdoor lighting, signage, or permanent structure, except as shown on the site plan, will be permitted;
 - 6. Normal hours of operation for the center will be during the business hours and special daytime functions of the Church and its Weekday School; and
 - 7. The walking/bike path outside the center (“path”) will be five feet (5’) in width, of a solid, comfortable surface material for walking, edged with steel edging under the existing fence line and bend-a-board edging on the inside, and will incorporate two large pads for picnic tables, all as shown in Exhibit “A” to Ordinance 18/024;

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8. No additional outdoor lighting or permanent signage may be used for the path and existing irrigation will be modified as necessary to accommodate the path.

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, are hereby amended by amending Planned Development District No. 20 ("PD-20") for the University Park United Methodist Church on Lot IA, Block 45, Fourth Section, of University Heights Subdivision, an addition to the City of University Park, Dallas County, Texas, and more commonly known as 4024 Canith Boulevard, University Park, Texas, to adopt an amended detailed site plan ("site plan"), including a Landscape Plan and renderings, for a portion of PD-20, setting forth the additional land uses permitted, which site plan is attached to Ordinance 25-006 cumulatively as Exhibit A (13 pages) and made a part hereof for all purposes, the same as if fully copied herein. That such site plan contains the data required by the Comprehensive Zoning Ordinance and is hereby approved in all respects.

Approval of the site plan for Planned Development District No. 20 is subject to the following special conditions:

- A. Development of the property shall be in accordance with the site plan submitted and approved in accordance with all provisions of the Comprehensive Zoning Ordinance of the City of University Park, as amended hereby, and, unless otherwise defined herein, all terms used shall have the respective definitions assigned to them in the Comprehensive Zoning Ordinance;
- B. The uses on the property shall be those allowed in the ordinance granting Planned Development District 20, PD-20, as previously amended, and as amended hereby, as shown on Exhibit A to Ordinance 25-006;
- C. New metal trellises with down-lighting and a maximum height of 10' 10", and masonry seat walls with a maximum height of 1' 4" are permitted as shown on the site plan. The trellises are set back 45.5' from the property line and are not closer to the property line than any other part of the building; and
- D. Approval of the site plan is subject to a condition required by the University Park Fire Marshal to install fire sprinklers in the main sanctuary within five years or less and agreed to by the Church, to wit: See letters dated August 29, 2024 and September 5, 2024, between the Fire Marshal and William M. Newman, Chairman of the Board of Trustees of the Church, attached to Ordinance 25-006 as Exhibit B (2 pages) and made part hereof for all purposes, the same as if copied fully herein.

(Ordinance 96/9 adopted 3/5/96, Ordinance 99/14 adopted 6/1/99, Ordinance 05/14 adopted 5/18/05, Ordinance 09/23 adopted 6/16/09, Ordinance 10/24 adopted 7/6/10, Ordinance 12/16 adopted 7/17/12, Ordinance 15/016 adopted 8/4/15, Ordinance 18/024 adopted 6/19/18, Ordinance 25-006 adopted 2/18/2025)

PD-21 Planned Development District (8424 Preston Road-Chevron Service Station)

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, as heretofore amended, be, and the same are hereby, amended by the approval of Planned

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Development District No. 21 for the Chevron Service Station, Convenience Store and Car Wash, on property described as Lot K of the Varsity Village Addition, an addition to the City of University Park, Dallas County, Texas, and more commonly known as 8424 Preston Road, University Park, Texas.

The detailed site plan setting forth the land uses proposed for the property is attached hereto as Exhibit "A" and made a part hereof for all purposes, the same as if fully copied herein. That such site plan contains the data required by Section 17-101 of the Comprehensive Zoning Ordinance.

The granting of Planned Development District No. 21 is subject to the special condition that the property may only be used for a service station, convenience store and car wash in accordance with the approved site plan and all provisions of the Comprehensive Zoning Ordinance of the City of University Park, as amended hereby.

(Ordinance 97/3 adopted 3/4/97; Ordinance 98/14 adopted 5/5/98)

PD-22 Planned Development District (6101 Hillcrest)

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, be and the same are hereby, amended so as to grant Planned Development District No. 22 on the property described as Lots 1, 2, and 3 of Block D, University Annex No. 2, an addition to the City of University Park, Dallas County, Texas, and more commonly known as 6101 Hillcrest, University Park, Texas.

The conceptual site plan depicting the improvements on said lots is attached hereto as Exhibit "A" and made part hereof for all purposes the same as if fully copied herein. That such conceptual site plan contains the data required by Section 17-101 of the Comprehensive Zoning Ordinance.

Prior to the issuance of a building permit or certificate of occupancy under this Planned Development District, a detailed site plan shall be required as provided by Section 17-101 of the Comprehensive Zoning Ordinance of the City of University Park.

This Planned Development District is granted subject to the following special conditions:

- (a) That the property will be developed only in conformance with the requirements of this Ordinance and the approved site plan.
- (b) That the property will be landscaped in accordance with the approved landscape plan attached hereto as Exhibit "B" and made a part hereof for all purposes the same as if fully copied herein.
- (c) That the property will be used only for a state licensed assisted care facility regulated by the Texas Department of Human Services;
- (d) That the property will be developed in strict conformance with the licensing standards for personal care facilities promulgated by the Texas Department of Human Services;

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- (e) That the residents living in the facility will not be authorized to have automobiles parked on the premises or on any adjacent or nearby public or private premises, provided that the facility shall provide parking spaces for private vehicles of visitors and staff members in the ratio shown on the site plan;
- (f) That the facility shall contain no more than sixty residents or residential units, each of which units shall contain only one bed and one resident.
- (g) The arbor structure shown on the landscape plan shall be constructed of materials approved by the Building Code for exposure to weather and wood framing shall be of inherently decay resistant materials such as redwood or cypress; and
- (h) A minimum side yard of seven feet shall be observed from the south property line for placement of the arbor structure; the arbor structure shall not exceed a height of ten feet above grade; and, the arbor structure shall not exceed a covered area of three hundred twenty square feet.

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, be, and the same are hereby, amended so as to grant an amendment to Planned Development District No. 22 so as to allow a hotel or motel use on the property described as Lots 1, 2, and 3 of Block D, University Annex No. 2, an addition to the City of University Park, Dallas County, Texas, and more commonly known as 6101 Hillcrest, University Park, Texas.

The conceptual site plan depicting the improvements on said lots is attached hereto collectively as Exhibit "A" attached to Ordinance 04/06 and made part hereof for all purposes the same as if fully copied herein. That a detailed site plan, containing the data required by Section 22-500 [Section 17-101] of the Comprehensive Zoning Ordinance, shall be submitted for review and approval by the City Council without an additional public hearing. The City Council shall immediately schedule the detailed site plan for consideration. Review of the detailed site plan by the Planning and Zoning Commission is waived.

This Planned Development District is granted subject to the following special conditions:

- (a) That the property will be developed only in conformance with the requirements of this ordinance and the approved detailed site plan;
- (b) That the property will be landscaped in accordance with the approved landscape plan to be attached as an Exhibit to the detailed site plan and made part hereof for all purposes, the same as if fully copied herein;
- (c) That the property will be used only for a hotel or motel, as those terms are defined by the Comprehensive Zoning Ordinance; and
- (d) That the operator of the hotel or motel will provide a valet parking service at all times, for employees, hotel guests and visitors to the property, and will require all employees to park their vehicles, at all times when they are on duty at the hotel, at 4513 Travis, Dallas, Texas, or some other off-site, off-street location approved by the Director of Public Works.

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The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, are amended to rezone from General Retail, and add the property described as a portion of Lot 3 and all of Lots 4, 5, and 6, Block D, University Annex No. 2, to the property currently in Planned Development District 22 (PD-22), described as Lots 1, 2, and a portion of Lot 3 of Block D, University Annex No. 2, an addition to the City of University Park, Dallas County, Texas, and more commonly known as 6101 and 6117 Hillcrest, University Park, Texas, all of which property is more particularly described by metes and bounds in Exhibit A (page 1 of 4) attached to Ordinance 18/006 and made part hereof for all purposes, the same as if copied in full herein.

PD-22 is further amended by approval of the Detailed Site Plan ("site plan") depicting the improvements for PD-22, attached hereto as Exhibit A to Ordinance 18/006 (pages 1-4 collectively). That the site plan contains the data required by Section 17-101 [Section 9.5.3] of the Comprehensive Zoning Ordinance to constitute a Detailed Site Plan.

This Planned Development District is amended and the amended Detailed Site Plan is approved, subject to the following special conditions:

- (a) The property will be developed only in conformance with the requirements of this ordinance and the approved site plan;
- (b) The property will be landscaped in accordance with the approved landscape plan for the Hotel Lumen, included in the site plan;
- (c) An all-weather structure, with a canopy of white fabric, covering an area of 1,120 square feet is approved for the fourth-floor roof to partially cover an existing 1,700 square feet reception area. The structure holding the canopy may not exceed ten feet (10') in height above the roof, which will increase the overall building height in that location only from forty feet (40') to fifty feet (50'), provided the canopy structure may not exceed the height of the adjacent elevator penthouse or the existing roof screening devices to the south;
- [(d)] (c) The hotel operation will furnish eighty (80) off-street parking spaces in PD-22 as shown on the site plan;
- [(e)] (d) As part of the signage for PD-22, an approximately six feet (6') tall, chrome plated, cowboy statue may be located on a three-feet (3') base on the top of the hotel building facing Hillcrest Avenue, as shown on the site plan;
- [(f)] (d) That as shown on the site plan, the property will be used only for a hotel or motel, currently known as the Hotel Lumen, and the boundaries of this PD-22 will encompass the entire hotel operation, provided that all uses allowed in the General Retail district are also permitted uses in PD-22 if shown on an approved Detailed Site Plan.

(Ordinance 97/17 adopted 6/3/97, Ordinance 04/06 adopted 1/27/04, Ordinance 18/006 adopted 2/6/18)

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PD-23 Planned Development District (Southern Methodist University)

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, be and the same are hereby, amended so as to grant Planned Development District No. 23 for Southern Methodist University on property described as Lot 1 and the West 20 feet of Lot 2, Block A of Jester's Revision-SMU Heights Addition of the City of University Park, and Lots 5, 6, 7, and 8, Block J, of the University Park Resubdivision Addition-Second Installment of the City of University Park, Dallas County, Texas.

The detailed site plan for PD No. 23 for Southern Methodist University, consisting of 5 sheets, attached hereto collectively as Exhibit "A", be, and the same is hereby approved as the detailed site plan for said Planned Development District as required by Section 17-101 of the Comprehensive Zoning Ordinance of the City of University Park, Texas. That further review of the detailed site plan by the Planning and Zoning Commission be, and the same is hereby, waived.

The granting of this Planned Development District No. 23 is subject to the following special conditions:

- (a) That the automobile parking garage to be constructed in this Planned Development District will be constructed in accordance with the detailed site plan attached hereto, including the architectural elevations, site plan, landscape plan, and height elevations included therein.
- (b) Incorporated herein by reference and made part hereof for all purposes are the traffic studies and traffic mitigation steps required by the Director of Public Works in connection with this Planned Development District. Southern Methodist University will be responsible for the implementation of mitigation measures recommended by Sverdrup in its "2-13-99 Traffic Analysis for Garage No. 3 and Garage No. 5." However, certain signal improvements at Daniel and Hillcrest may reduce the geometric improvements to the east of the subject intersection, if approved by City staff. The effect of all traffic mitigation improvements will be reviewed with the City Council prior to final acceptance.
- (c) That Southern Methodist University will, prior to issuance of a certificate of occupancy for the parking structure, seek to amend this Planned Development District No. 23 to incorporate therein the parcels on the campus known as Lots E and O.
- (d) That all students, faculty and staff of the Southern Methodist University Law School will be required to purchase parking passes for the parking garage structure or Lots E or O, and that such requirements will be a condition to the continuance of the certificate of occupancy for the parking garage structure.
- (e) That the parking garage structure shall not exceed a height of 35 feet measured from the average natural grade of the property to the top of the parapet wall, provided however, that the elevator and stairwell towers depicted on the site plan will be allowed to extend an additional six feet in height above the top of the parapet wall.

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- (f) Southern Methodist University will be required to replat the property which is the subject of this Planned Development District prior to issuance of a certificate of occupancy for the parking garage.

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, as heretofore amended by Ordinance No. 99/16, be, and the same are hereby, amended by approval of an amended site plan for Planned Development District No. 23 for Southern Methodist University, to add Lots O and E, described in Exhibit "A" attached hereto and made a part hereof for all purposes, such property being located in the City of University Park, Dallas County, Texas.

The amended site plan authorizing addition of Lots O and E is attached hereto as Exhibit "B" and made a part hereof for all purposes, the same as if fully copied herein.

Such amended site plan contains the data required by Section 17-101 of the Comprehensive Zoning Ordinance.

The granting of the amended site plan for Planned Development District No. 23 is subject to the following special conditions:

- (a) That all previous special conditions approved in the granting of Planned Development District No. 23 shall remain in full force and effect, except as specifically amended hereby.
- (b) That Lots O and E may be used for a surface parking lot for non-commercial motor vehicles incidental to a university use, provided that Lot E may also be used for the SMU Observatory.

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, are hereby amended by amending Planned Development District No. 23 for Southern Methodist University, on the property described as Lot 1 and the West 20 feet of Lot 2, Block A of Jester's Revision-SMU Heights Addition of the City of University Park, and Lots 5, 6, 7, and 8, Block J, of the University Park Resubdivision Addition-Second Installment of the City of University Park, Dallas County, Texas.

The Detailed Site Plan for PD No. 23 for Southern Methodist University, was heretofore adopted as part of Ordinance 99/16 as required by the Comprehensive Zoning Ordinance. Part of the Detailed Site Plan was a landscape plan for the Parking Garage constructed by the University at the northeast corner of Hillcrest and Daniel, commonly known as 3330 Daniel Avenue. The amended landscape plan, deleting the requirement for landscape planting along the alley, attached [to Ordinance 16/012] and made part hereof as Exhibit "A" is hereby approved in all respects.

The amendment of Planned Development District No. 23 hereby is subject to the following special conditions:

- a. That the 6' strip of land abutting the north side of the automobile parking garage constructed in this Planned Development District will be constructed by placement of a compacted backfill material and capped with standard concrete pavement materials in accordance with the revised and amended landscape plan.

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- b. The concrete alley pavement will be extended (longitudinal apron) approximately 2.5 feet south of existing alley pavement, with integral six inch (6") concrete curb meeting public works standards of construction against the south side of the extended alley pavement, as shown in Exhibit "B" [to Ordinance 16/012].

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, are hereby amended by amending Planned Development District No. 23 for Southern Methodist University, on the property described as Lot 5R, Block J, SMU Parking Garage No. 3 Addition of the City of University Park, Dallas County, Texas, according to the Plat thereof recorded in volume 2002022, page 00076, of the Plat Records of Dallas County, Texas.

The Detailed Site Plan for PD No. 23 for Southern Methodist University, was heretofore adopted as part of Ordinance 99/16 as required by the Comprehensive Zoning Ordinance. The Detailed Site Plan includes the design and elevations for a Parking Garage constructed by the University at the northeast corner of Hillcrest and Daniel, commonly known as 3330 Daniel Avenue. The amended Detailed Site Plan, adding authorization for the attachment of twelve (12) cellular telephone antennas on three sides of the parking garage, attached hereto and made part hereof [to Ordinance 17/004] as Exhibit "A" is hereby approved in all respects.

That the amendment of Planned Development District No. 23 hereby is subject to the following additional special conditions:

- a. That the addition of twelve (12) cellular telephone antennas on the exterior sides of the parking garage is authorized as shown on Exhibit "A" [attached to Ordinance 17/004], not to exceed four (4) antennas on the southwest stair tower on the each of the south and west elevations, and on the north side.
- b. The antennas will be painted to match the color and brick pattern of the building and the top of an antenna will not be above the height of the garage parapet wall.
- c. That except as amended hereby, the special conditions of PD-23, as heretofore enacted and amended, shall continue in full force and effect.

(Ordinance 99/16 adopted 7/6/99, Ordinance 99/41 adopted 11/2/99, Ordinance 16/012 adopted 7/5/16, Ordinance 17/004 adopted 2/21/17)

PD-24 Planned Development District (First Unitarian Church)

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, as heretofore amended, be, and the same are hereby, amended by approval of Planned Development District No. 24 for the First Unitarian Church, on property described as Lots 1 & 2, Block B, St. Andrews Place, First Addition, an addition to the City of University Park, Dallas County, Texas, and more commonly known as 4015 Normandy, University Park, Texas.

The detailed site plan setting forth the land uses proposed for the property is attached hereto as Exhibit "A" and made a part hereof for all purposes, the same as if fully copied herein. That such site plan contains the data required by Section 17-101 of the Comprehensive Zoning Ordinance.

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The granting of Planned Development District No. 23 [sic] is subject to the following special conditions:

- (a) Development of the property shall be in accordance with the approved site plan and all provisions of the Comprehensive Zoning Ordinance of the City of University Park, as amended hereby.
- (b) The Church will limit office use to only the second floor of Building A (formerly the parsonage building); the office space may only be used for Church offices. The first floor of Building A may be used by the Church for meeting space. No part of any building on the property may be rented to any other party.
- (c) The buildings/spaces on the property may be used as follows:
 - (1) Sanctuary of 7,542 square feet for worship services;
 - (2) Chapel of 1,250 square feet for worship and receptions;
 - (3) Offices of 1,323 square feet for offices and classrooms;
 - (4) Fellowship Hall of 4,159 square feet for fellowship and receptions;
 - (5) Library of 846 square feet for library;
 - (6) Education of 7,858 square feet for classrooms and offices; and
 - (7) Building A (Parsonage building) of 1,955 square feet for classrooms and offices.

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, as heretofore amended, are hereby amended by amending Planned Development District No. 24 for the First Unitarian Church of Dallas (“Church”), to add the property described as Lot 3A, Block B, St. Andrews Place Addition, an addition to the City of University Park, Dallas County, Texas, and hereafter, PD-24 shall include Lots 1, 2, 3A, 11, and 12, all of which is more commonly known as 4015 Normandy, University Park, Texas.

The new concept site plan setting forth the land uses proposed for the amended PD-24 is attached hereto as Exhibit “A” and made a part hereof for all purposes, the same as if fully copied herein. That such site plan contains the data required by Section 17-101(1) of the Comprehensive Zoning Ordinance, and is hereby approved in all respects.

The granting of the amended Planned Development District No. 24 is subject to the following special conditions:

- A. Development of the property shall be in accordance with the detailed site plan to be submitted and approved in accordance with Section 17-101(2) and all other provisions of the Comprehensive Zoning Ordinance of the City of University Park, as

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amended hereby, and, unless otherwise defined herein, all terms used shall have the respective definitions assigned to them in the Comprehensive Zoning Ordinance;

- B. The Church will limit use of the office space to Church offices only;
- C. The buildings and property may be used as set out below and are subject to the conditions listed as follows (maximum square footages):
 - 1. Sanctuary of 4,475 square feet for worship services, congregational gatherings, and other church-related events;
 - 2. Chapel of 868 square feet for worship, receptions, congregational gatherings, and other church-related events;
 - 3. Offices of 5,572 square feet for offices and classrooms;
 - 4. Fellowship Hall of 5,594 square feet for fellowship, receptions, congregational gatherings, and other church-related events;
 - 5. Library use of 1,198 square feet;
 - 6. Education use of 17,373 square feet for Sunday School classrooms and offices, provided that no public or private school shall be permitted.
 - 7. The Parking spaces on the north side of the Church on Normandy shall remain striped for angle parking.
 - 8. The parking lot on the southeast corner of the site may not be used for gatherings of people, nor shall any tent or canopy be erected thereon for any purpose; the Church will install gates to this parking lot at the St. Andrews entry, to be approved by the City Fire Department.
 - 9. Dumpsters: The Church will be responsible for opening the gates to the dumpster site on St. Andrews Drive on pick-up days and closing the gates after the dumpsters have been emptied; if the gates are not open when the sanitation truck arrives, the dumpsters will not be emptied except by request for special service at another time, which will require an additional Charge;
 - 10. Any activities held on the Campus as defined by the boundaries of this Planned Development District will be those of the First Unitarian Church only.
 - 11. Proposed maximum building heights. The Existing Sanctuary shall remain at 35'-0" to the top of parapet; the Existing Chapel shall remain at 17'-3" to the top of the ridge; the Renovated Office Building shall remain at 29'-0" to the top of ridge; the Renovated Choir Room shall have a maximum height of 28'-0" at the top of parapet. The Proposed Office and Sunday School Building shall have a maximum height of 35'-0" to the top of parapet; the Proposed Fellowship Hall shall have a maximum height of 29'-0" to the top of parapet.

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12. Yard, lot and space regulations. Maximum yard, lot, space and height regulations are shown on the attached Conceptual Site Plan.
13. Landscaping. All existing trees shown on the Conceptual Site Mitigation Plan shall be maintained as far as possible. Development of the landscaping must be in substantial conformance with the attached Concept Site Planting Plan. A Detailed Site Planting Plan must be approved prior to development. The Detailed Site Planting Plan must be in substantial conformance with the attached Conceptual Site Planting Plan.
14. Screening. A minimum 8' screening wall will be constructed adjacent to the eastern boundary of the property at the location shown on the Conceptual Site Plan. A tubular steel fence will also be constructed on the eastern boundary at the location shown on the Conceptual Site Plan. Additional bushes, shrubs and other vegetation shown on the Concept Site Planting Plan will be located adjacent to the tubular fence. All screening structures will be maintained by the Church. Plant material integral to the screen along the tubular fence will be maintained by the Church.
15. St. Andrews Gate. The Church will, with the prior approval of the City Council or its designee, either (i) relocate the existing gate on St. Andrews Drive to the location shown on the Concept Plan, or (ii) remove the existing gate and install a new gate with similar appearance and materials at the location shown on the Concept Plan, provided that the Gate will not, during construction of the improvements or at any other time, be removed for more than 24 hours at any one time unless the Church secures permission from the Director of Public Works and provides and erects temporary traffic barricades to prevent traffic from entering St. Andrews from the West.
16. Site Lighting. Lighting standards for the new parking lot on the eastern portion of the Property shall not exceed 8' in height (except for tree-mounted illumination). Lighting fixtures shall be equipped with a cut-off luminaire so that lighting is contained on the subject site.
17. Preston Road Facade. The materials of the new construction facing Preston Road may include stone, cast stone, masonry, stucco, concrete, wood, metal or glass. The second and third floors of the new construction facing Preston Road shall be designed and constructed to prevent views into the residential properties west of Preston Road. The detailed design shall be shown and approved with the Detailed Site Plan and must include the use of frosted glass or other materials approved by the City Council in its sole discretion.
18. The roof top of the Sunday School building on St. Andrews will not be used for any social activity of the Church.

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19. Except for a distance of approx. twenty-seven (27) feet as shown on the conceptual site plan, the eight feet masonry wall along the east property line shall be set back four feet from the property line.
20. Construction Standards. No parking of construction vehicles or equipment will be permitted on City streets, except for streets that are closed for construction. All parking shall be in the space provided on the site or in the employee parking lot. If additional parking is required, the contractor shall provide off-premises parking and shuttle workers to the site.
21. In order to minimize disruptions caused by construction, the Church will be limited in time for completion of the work allowed by this ordinance. All phases of construction will be completed no later than 48 months from issuance of the initial building permit.
22. Primary entry to the construction site for all activities and delivery of materials shall be from Preston Road and St. Andrews Drive, provided that construction traffic, including equipment, materials, personnel, deliveries, etc. not be routed to the site by Normandy-St. Andrews through the adjacent residential area to the east, and that any such traffic on St. Andrews come off of Preston Road and not go east of the St. Andrews Gate.
23. No parking of construction vehicles or contractors' employees' vehicles shall be allowed on City streets.
24. No explosives shall be used in the construction activities.
25. The Church shall provide a full-time liaison during the construction to respond to questions and complaints from citizens on a 24/7 basis. A phone number for this contact will be provided to all adjacent property owners and posted at the Church and job site where it can be found by interested parties.
26. Background checks will be performed by the contractor for all construction workers prior to their working on the site. The information will be provided to the Church and a file of all background checks will be kept by the Church. A convicted felon or pedophile will be barred from working on the project.
27. Badges with photo IDs will be worn by construction workers at all times.

That the Detailed Site Plan required by Section 17-101(2) of the Comprehensive Zoning Ordinance of the City of University Park, Texas, for Planned Development District No. 24 for the First Unitarian Church of Dallas ("Church"), for the property described as Lots 1, 2, 3A, 11 and 12, Block B, St. Andrews Place Addition, an addition to the City of University Park, Dallas County, Texas, which is more commonly known as 4015 Normandy, University Park, Texas, attached hereto as Exhibit "A" and made a part hereof for all purposes, the same as if fully copied herein, is hereby approved in all respects.

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That the approval of the Detailed Site Plan is subject to the following special conditions:

- A. Development of the property shall be in accordance with the approved Detailed Site Plan, all conditions of the Planning and Zoning Commission Staff Report dated May 12, 2009, with regard to zoning case PZ-09-006 (PD-24), and all provisions of the Comprehensive Zoning Ordinance of the City of University Park;
- B. The drop-off lane and the pedestrian sidewalk on Preston Road shall be constructed entirely on Church property. The Church will grant a permanent easement to the City for the required sidewalk and will construct the sidewalk to City specifications;
- C. The exit of the drop-off lane shall be designed so that it aligns on to Preston Road to allow for full visibility of north bound traffic;
- D. The detailed design and alignment of the drop-off lane will be reviewed and approved by the Director of Public Works prior to issuance of a building permit;
- E. Left turns into or out of the drop-off lane will be prohibited and appropriate signs will be designed and installed by the City;
- F. The drop-off lane will provide for one-way north bound traffic only; and,
- G. The construction site will be screened with a temporary 8' screening fence of dark green or black windscreen fabric installed on a chain link frame or of other materials approved by the Chief Planning Official. All trash receptacles will be placed within the screened area; the screening fence shall be maintained in place at all times during construction; and,
- H. Except as otherwise provided herein, the special conditions of the ordinance creating PD-24 shall remain in full force and effect.

That an amended Detailed Site Plan, adding only an above-grade rain water cistern, and in the form required by Section 17-101(2) of the Comprehensive Zoning Ordinance of the City of University Park, Texas, for Planned Development District No. 24 for the First Unitarian Church of Dallas ("Church") for the property described as Lots 1, 2, 3A, 11 and 12, Block B, St. Andrews Place Addition, an addition to the City of University Park, Dallas County, Texas, which is more commonly known as 4015 Normandy, University Park, Texas, attached hereto as Exhibit "A" [attached to Ordinance 10/11] and made a part hereof for all purposes, the same as if fully copied herein, is hereby approved in all respects.

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

- A. Development of the property shall be in accordance with the approved amended Detailed Site Plan (Exhibit "A" [attached to Ordinance 10/11]), all conditions of Ordinance 07/37 approving PD-24, all conditions of Ordinance 09/22 approving the detailed site plan for PD-24 (except as amended hereby), and all provisions of the Comprehensive Zoning Ordinance of the City of University Park;

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- B. The location of the above-grade rain water cistern is to be approximately 120 feet east of Preston Road; the cistern will be approximately 12 feet in diameter and approximately 10 feet in height, will be constructed with galvanized steel, will be installed on a concrete foundation, and will be set back 3 feet from the church building.

That the Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, are hereby amended by amending Planned Development District No. 24 to adopt a new detailed site plan for the First Unitarian Church of Dallas (“Church”) on the property described as Lots 1A, Block B, St. Andrews Place Addition, an addition to the City of University Park, Dallas County, Texas, more commonly known as 4015 Normandy, University Park, Texas.

That the new detailed site plan setting forth the uses proposed for PD-24 is attached to Ordinance 20-003 as Exhibit A and made a part hereof for all purposes, the same as if fully copied herein. That such site plan contains the data required by Section 9.5.3 of the Comprehensive Zoning Ordinance and is hereby approved in all respects.

That the granting of the amended detailed site plan for PD-24 is subject to the following special conditions:

- A. Development of the property shall be in accordance with the detailed site plan approved hereby in accordance with Section 9.5.3 and all other provisions of the Comprehensive Zoning Ordinance of the City of University Park, as amended hereby, and, unless otherwise defined herein, all terms used shall have the respective definitions assigned to them in the Comprehensive Zoning Ordinance;
- B. The Church will limit use of the office space to Church offices only;
- C. The buildings and property may be used as set out below and are subject to the conditions listed as follows, including maximum square footages:
 - 1. Sanctuary of 7,542 square feet for worship services, receptions, congregational gatherings, and other church-related events;
 - 2. Chapel of 1,250 square feet for worship, receptions, congregational gatherings, and other church-related events;
 - 3. Fellowship Hall of 15,719 square feet for:
 - a. Channing Hall and support spaces for fellowship, receptions, congregational gatherings, kitchen, and other church-related events;
 - b. Choir room/music center, music practice, congregational gatherings, and other church-related events;
 - c. Church Library;

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4. Educational facilities use of 30,210 square feet for Sunday School classrooms, Church-operated nursery/pre-K day care center for up to 120 children and administrative offices, provided that no public or private school shall be permitted without approval of a specific use permit;
5. The parking lot on the southeast corner of the site may not be used for gatherings of people, nor shall any tent or canopy be erected thereon for any purpose;
6. No part of any building on the property may be rented to any party unaffiliated with the Church unless all required parking can be accommodated on church property and on Church-facing parking on Normandy Avenue. Rentals to the Park Cities YMCA are prohibited. Notwithstanding the foregoing, any such permitted rental of the property to any party unaffiliated with the Church shall only be permitted between the hours of 9:00 a.m. through 5:00 p.m., Monday through Friday. The Church is prohibited from renting to any one person or organization more than once annually, and the total lease term must not exceed a total term of three consecutive days in any calendar year. No such rental may be made if such use would create a noise or other nuisance to residential neighbors;
7. Maximum building height. The maximum height for all buildings within PD-24 shall be thirty-five feet (35') to the top of the parapet or ridge;
8. Yard, lot and space regulations. Maximum yard, lot, space and height regulations are shown on the attached Detailed Site Plan;
9. Landscaping. Development of the landscaping must be in substantial conformance with the attached Landscape Site Plan to Ordinance 20-003;
10. Screening. A minimum 8' screening wall will be constructed adjacent to the eastern boundary of the property at the location shown on the Site Plan. A tubular steel fence will also be constructed on the eastern boundary at the location shown on the Conceptual Site Plan. Additional bushes, shrubs and other vegetation shown on the Concept Site Planting Plan will be located adjacent to the tubular fence. All screening structures will be maintained by the Church. Plant material integral to the screen along the tubular fence will be maintained by the Church;
11. Site Lighting. Lighting standards for the new parking lot on the eastern portion of the Property shall not exceed 8' in height (except for tree-mounted illumination). Lighting fixtures shall be equipped with a cut-off luminaire so that lighting is contained on the subject site;
12. Preston Road Facade. The materials of new construction facing Preston Road may include stone, cast stone, masonry, stucco, concrete, wood, metal or glass. Sight lines from the third floor of the new construction facing Preston Road

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shall not be allowed into the backyards of residential properties located west of Preston Road;

13. Construction Standards. No parking of construction vehicles or equipment will be permitted on City streets, except for streets that are closed for construction. All parking shall be in the space provided on the site or in the employee parking lot. If additional parking is required, the contractor shall provide off-premises parking and shuttle workers to the site;
14. In order to minimize disruptions caused by construction, the Church will be limited in time for completion of the work allowed by this ordinance. All phases of construction will be completed no later than 48 months from issuance of the initial building permit;
15. Primary entry to the construction site for all activities and delivery of materials shall be from Preston Road and St. Andrews Drive, provided that construction traffic, including equipment, materials, personnel, deliveries, etc. may not be routed to the site by Normandy-St. Andrews through the adjacent residential area to the east, and that any such traffic on St. Andrews must come directly off of Preston Road and not go east of the St. Andrews Gate;
16. No parking of construction vehicles or contractors' employees' vehicles shall be allowed on City streets;
17. No explosives shall be used in the construction activities;
18. The Church shall provide a full-time liaison during the construction to respond to questions and complaints from citizens on a 24/7 basis. A phone number for this contact will be provided to all adjacent property owners and posted at the Church and job site where it can be found by interested parties; and
19. Background checks will be performed by the contractor for all construction workers prior to their working on the site. The information will be provided to the Church and a file of all background checks will be kept by the Church. A convicted felon or pedophile will be barred from working on the project.

(Ordinance 99/15 adopted 7/6/99, Ordinance 07/37 adopted 10/23/07, Ordinance 09/22 adopted 6/16/09, Ordinance 10/11 adopted 4/6/10, Ordinance 20-003 adopted 1/21/20)

PD-25 Planned Development District (Highland Park Independent School District)

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, as heretofore amended, be, and the same are hereby, amended by approval of Planned Development District No. 25 for the Highland Park Independent School District on the property described in Exhibit "A" attached hereto and made part hereof for all purposes, the same as if fully copied herein.

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The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, as heretofore amended, be, and the same are hereby, further amended so as to grant a change of zoning to Single Family 1 (SF-1) zoning district classification on the property described in Exhibit "B," attached hereto and made part hereof for all purposes, the same as if fully copied herein.

The detailed site plan setting forth the land uses proposed for the property zoned hereby for PD-25 is attached hereto as Exhibit "C" and made a part hereof for all purposes, the same as if fully copied herein. That such site plan contains the data required by Section 17-101 of the Comprehensive Zoning Ordinance.

The granting of Planned Development District No. 25 is subject to the following special conditions:

- (a) Development of the property shall be in accordance with the approved site plan and all provisions of the Comprehensive Zoning Ordinance of the City of University Park, as amended hereby.
- (b) Conditions for development of the Highland Park Independent School District ("District") portion of the Planned Development, as shown on the approved site plan, will be as follows:
 - (1) 75 degree angle or less parking spaces shall be provided in the District's parking garage, except for the top floor where 90 degree spaces will be permitted;
 - (2) The District shall provided 1277 total parking spaces in the garage and at other on-site locations on the high school property. No more than 50 of the spaces in the garage shall be designated compact;
 - (3) Design of the parking garage facility will be of the same architectural style as the Highland Park High School. Renderings illustrating that design will be submitted as part of the plan package and incorporated herein by reference when received and approved by the City Council;
 - (4) The District will construct the parking garage so that there are no openings below fourteen feet (14') above grade in the wall along the Glenwick/Emerson alley right-of-way on the south side of the building. The garage is to be of the same design and brick materials used for the existing high school. The garage will meet all requirements of the University Park Fire Marshal for access for firefighters and fire fighting equipment;
 - (5) Lighting for the ball field and tennis courts shown on the site plan is not permitted;
 - (6) Lighting for general illumination and security purposes shall be of a type and design that does not allow ambient light to extend beyond the property line;

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- (7) The landscape plan shall be modified to move the tennis courts five feet to the east, to allow additional landscaping on the Westchester side of the courts. The plan shall include additional landscaping, consisting of specimen trees, on the first and third base sides of the ball field. Landscaping will be provided along the Glenwick/Emerson alley on the south side of the garage in accordance with the approved landscape plan;
- (8) “Chain-link” fencing, poles and related fixtures on the tennis courts and ball field shall be coated with either black or dark green plastic;
- (9) The District shall provide the Building and Zoning Administrator of the City of University Park original, recordable copies of the Agreements between the YMCA and Highland Park Educational Foundation and the YMCA and the District relating to repurchase of the YMCA property described in Exhibit “B,” prior to issuance of a building permit;
- (10) A complete set of plans and specifications for all structures, the detailed site plan, and plans for landscaping, shall be provided to the city council for review and approval prior to the issuance of a building permit. All final, approved plans will incorporated herein by reference and made part hereof for all purposes;
- (11) The District shall construct an eight foot high screening wall along the Glenwick/Emerson alley right-of-way between the District’s parking garage and any nonresidential structure built on the property described in Exhibit “B” at the time any such building is constructed. The wall will be of the same design and brick materials used by the District for the parking garage and will include a cast stone cap on both wall and columns. The wall will meet all requirements of the University Park Fire Marshal for access by firefighters and fire fighting equipment.

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, as heretofore amended, be, and the same are hereby, amended by amending Planned Development District No. 25 for the Highland Park Independent School District on the property described in Exhibit “A” attached hereto and made part hereof for all purposes, the same as if fully copied herein.

An amended site plan setting forth the temporary land uses proposed for a portion of the property zoned PD-25 is attached hereto as Exhibit “B” and made a part hereof for all purposes, the same as if fully copied herein. That such amended site plan is not intended to supersede the approved site plan for PD-25 which contains the data required by Section 17-101 of the Comprehensive Zoning Ordinance, but only to set out the temporary uses authorized hereby during construction of permanent facilities at Highland Park High School.

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The granting of this amendment to Planned Development District No. 25 is subject to the following special conditions:

- (a) Temporary use of the property shall be in accordance with the approved site plan and all provisions of the Comprehensive Zoning Ordinance of the City of University Park, as amended hereby.
- (b) Conditions for the temporary use of the Planned Development, as shown on the approved site plan, will be as follows:
 - (1) Placement of temporary classrooms as shown on the site plan may not commence until completion of the parking garage;
 - (2) The District shall remove the temporary classrooms, contractor offices, storage and trailers, construction fence, and staging area not later than July 31, 2002, or upon completion of the high school remodeling project, whichever occurs sooner;
 - (3) That the contractor worker parking area as shown on the amended site plan may be utilized from June 1, 2000 to December 31, 2001;
 - (4) That all previous special conditions approved in the granting of Planned Development District No. 25 shall remain in full force and effect, except as temporarily amended hereby.

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, as heretofore amended, be, and the same are hereby, amended by approval of an amended site plan for a portion of Planned Development District No. 25 for the Highland Park Independent School District by adding thereto the property north of the north right-of-way line of Glenwick more particularly described in Exhibit "A," attached hereto and made part hereof for all purposes.

The detailed site plan setting forth the land uses proposed for the added property is attached hereto as Exhibit "B" pages 1, 2 and 3, and made a part hereof for all purposes, the same as if fully copied herein. That such site plan contains the data required by Section 17-101 of the Comprehensive Zoning Ordinance.

The granting of this addition to Planned Development District No. 25 is subject to the following special conditions:

- (a) Development of the property shall be in accordance with the approved site plan and all provisions of the Comprehensive Zoning Ordinance of the City of University Park, as amended hereby;

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- (b) Additional special conditions for development of the added portion of the Planned Development District will be as follows:
 - (1) The District shall complete purchase of the property to be added to the Planned Development District and provide evidence of such purchase to the City prior to the issuance of any permit for construction on the added property;
 - (2) Design of the concession/restroom facility will be of the same architectural style as the Highland Park High School, with the exterior being constructed of 100% brick;
 - (3) Lighting for the ball field and tennis courts shown on the site plan is not permitted;
 - (4) Lighting for general illumination and security purposes shall be of a type and design that does not allow ambient light to extend beyond the property line;
 - (5) "Chain-link" fencing, poles and related fixtures on the tennis courts and ball field shall be coated with either black or dark green plastic.

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, as heretofore amended, be, and the same are hereby amended by approval of an amended site plan for a portion of Planned Development District No. 25 for the Highland Park Independent School District for the property more particularly described in Exhibit "A," attached hereto and made part hereof for all purposes.

The detailed site plan setting forth the land uses proposed for the added property is attached hereto as Exhibit "B" and made a part hereof for all purposes, the same as if fully copied herein. That such site plan contains the data required by Section 17-101 of the Comprehensive Zoning Ordinance.

The granting of this addition to Planned Development District No. 25 is subject to the following special conditions:

- (a) Development of the property shall be in accordance with the a approved site plan and all provisions of the Comprehensive Zoning Ordinance of the City of University Park, as amended hereby;
- (b) Additional special conditions for development of the added portion of the Planned Development District will be as follows:
 - (1) Design of the concession/restroom facility being added by the softball field will be of the same architectural style as the Highland Park High School, with the exterior being constructed of 100% brick similar in style and color to the parking garage exterior;
 - (2) Lighting for the ball field and tennis courts shown on the site plan is not permitted;

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- (3) Lighting for general illumination and security purposes shall be of a type and design that does not allow ambient light to extend beyond the property line;
- (4) “Chain-link” fencing, poles and related fixtures on the tennis courts and ball field shall be coated with either black or dark green plastic; and
- (5) That except as amended hereby, the special conditions of PD-25, as heretofore amended, shall remain in full force and effect.

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, as heretofore amended, be, and the same are hereby, amended by approval of an amended site plan for that portion of Planned Development District No. 25 lying east of Westchester said property being more particularly described in Exhibit “A,” attached hereto and made part hereof for all purposes.

The amended detailed site plan setting forth the authorized land uses for the property is attached hereto as Exhibit “B” and made a part hereof for all purposes, the same as if fully copied herein. That such site plan contains the data required by Section 17-101 of the Comprehensive Zoning Ordinance.

The granting of this amended site plan for a portion of Planned Development District No. 25 is subject to the following special conditions:

- (a) Development of the property shall be in accordance with the approved amended site plan and all provisions of Planned Development District No. 25 and the Comprehensive Zoning Ordinance of the City of University Park, as heretofore amended and as amended hereby;
- (b) Additional special conditions for development of the Planned Development District will be as follows:
 - (1) The scoreboard for the softball field will be placed so that the south edge is on the first base foul line, approximately even with the foul pole, will not exceed 18 feet in total height above the field level, and will not exceed 40 feet in length;
 - (2) The storage shed shown on the amended site plan will not exceed 8 feet in height, 8 feet in depth, nor 33 feet in width;
 - (3) The batting cage shown on the amended site plan will be a portable cage to be dismantled and stored in the storage shed during the off-season for girls’ softball, will not exceed 15 feet in height at any point, and will be erected during the girls’ softball season on a concrete base not more than 16 feet in width nor more than 65 feet in length;
 - (4) The tennis courts viewing platform will be located as shown on the amended site plan, will not exceed 11 feet 6 inches in overall height above court level,

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with the platform surface not exceeding 8 feet above court level, with a 42 inch high guard rail above the platform level;

- (5) That except as previously amended and as amended hereby, the special conditions of PD 25 shall remain in full force and effect.

That an amended Detailed Site Plan, in the form required by Section 17-101(2) of the Comprehensive Zoning Ordinance of the City of University Park, Texas, for a portion of Planned Development District No. 25 for the Highland Park High School for the property described as Lot 1R, Block 4, Preston Heights Addition, an addition to the City of University Park, Dallas County, Texas, University Park, Texas, attached hereto as Exhibit "A" [attached to Ordinance 10/21] and made a part hereof for all purposes, the same as if fully copied herein, is hereby approved in all respects.

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

- A. Development of the property 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 Ordinance 02/35 approving an amended detailed site plan for PD-25, except as amended hereby, and all other provisions of the Comprehensive Zoning Ordinance of the City of University Park that are applicable; and the Owner will:
 - (1) Replace a 4 feet removable panel fence located around the softball field with an 8 feet removable chain link fence, as shown on the detailed site plan;
 - (2) Install a new 16 feet black vinyl coated chain link fence along the eastern edge of the softball field, between the softball field and tennis courts;
 - (3) Install a new 8 feet tall black vinyl coated chain link fence with 12 feet of nylon fiber mesh netting along Druid Lane and the 3rd base line of the softball field, as shown on the detailed site plan;
 - (4) Install a new 8 feet tall black vinyl coated chain link fence with 12 feet of nylon fiber mesh netting along the west boundary of the softball field (Westchester);
 - (5) Install a new 8 feet black vinyl coated chain link fence along the south boundary of the softball field (Glenwick Lane);
- B. Fencing
 - (1) Replace a 4 feet removable panel fence located around the softball field with an 8 feet removable chain link fence, as shown on the detailed site plan;
 - (2) Install a new 16 feet black vinyl coated chain link fence along the eastern edge of the softball field, between the softball field and tennis courts;
 - (3) Install a new 8 feet tall black vinyl coated chain link fence with 12 feet of nylon fiber mesh netting along Druid Lane and the 3rd base line of the softball field, as shown on the detailed site plan;
 - (4) Install a new 8 feet tall black vinyl coated chain link fence with 12 feet of nylon fiber mesh netting along the west boundary of the softball field (Westchester);
 - (5) Install a new 8 feet black vinyl coated chain link fence along the south boundary of the softball field (Glenwick Lane);
- C. Turf. Install artificial turf within the boundaries of the softball field, as shown on the detailed site plan;
- D. Storage Area. Construct a new storage area on the northeast corner of the softball field, as shown on the detailed site plan;

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- E. Batting Cage. Install a new portable batting cage with brown turf, as shown on the detailed site plan (16' x 65'), on the northwest corner of the softball field;
- F. Scoreboard. Relocate the existing scoreboard about 30 feet west of the current location, as shown on the detailed site plan;
- G. Bleachers. Install new bleachers and a ramp, as shown on the detailed site plan;
- H. Landscaping. Remove the existing landscaping along Druid Lane and replace with Nellie R. Stevens holly bushes not less than 7' in height at the time of planting, planted on 5 feet centers; and,
- I. Use of Softball Field. Not begin any competition game on the softball field prior to 8:00 a.m. on any day.

That an amended Detailed Site Plan, in the form required by Section 17-101(2) of the Comprehensive Zoning Ordinance of the City of University Park, Texas, to provide athletic lighting (“athletic lighting”) for a portion of Planned Development District No. 25 for the Highland Park High School (“HPISD”) for the property described as Lot 1R, Block 4, Preston Heights Addition, an addition to the City of University Park, Dallas County, Texas (the “site”), attached [to Ordinance 13/032] as Exhibit “A” and made a part hereof for all purposes, the same as if fully copied herein, is hereby approved in all respects.

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. Athletic lighting for the tennis courts and softball field on the site shall be constructed and placed in accordance with the photometric layout and with the specifications of lighting fixtures, equipment, poles and necessary appurtenances, attached collectively [to Ordinance 13/032] as Exhibit “B” and incorporated herein by reference. The athletic lighting shall be maintained by HPISD at all times so as to limit light levels to those shown on the photometric layout;
- C. During UIL use, the public address system and any other amplified sound system on the site will be locked at an appropriate sound level, not to exceed 60 decibels at the property line of the site, and the system shall not be used before 9:00 a.m. on any day;
- D. During non-UIL use of the softball field, no inning shall start after 9:00 p.m. on any day and use of the public address or any other amplified sound system shall not be permitted;
- E. All athletic lights for the batting cage shall be turned off not later than 9:00 p.m.;

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- F. For private, club or adult leagues using the facilities for practice or events, use of athletic lighting or an amplified sound system will not be permitted, provided however, non-UIL events played by HPISD youths (18 years and younger) may use the athletic lights;
- G. For tennis court use, the public address system or any other amplified sound system, including a portable music system, shall not be permitted before 9:00 a. m. or after 6:00 p.m. on days permitted and all athletic lights shall be turned off by 9:00 p.m.
- H. For non-UIL use of the facilities, a majority of the host team members must be residents of, and have permission from, HPISD;
- I. For a UIL sponsored event, athletic lighting for the softball field and/or tennis courts shall be turned off within 30 minutes after completion of the event; and,
- J. Use of the public address system for tennis or softball shall be prohibited on Sundays.
- K. For non-UIL use of the facilities, whistles shall not be permitted after 6:00 p.m. on any day.

That an amended Detailed Site Plan, in the form required by Section 17-101(2) of the Comprehensive Zoning Ordinance of the City of University Park, Texas, to provide a practice tennis court and shade structure on a 35' by 104' portion of Planned Development District No. 25 for the Highland Park Independent School District ("HPISD"), on the north side of Glenwick, east of Westchester, the property being described as part of Lot 1R, Block 4, Preston Heights Addition, an addition to the City of University Park, Dallas County, Texas (the "site"), attached [to Ordinance 15/007] as Exhibit "A" and made a part hereof for all purposes, the same as if fully copied herein, is hereby approved in all respects.

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 quick start practice tennis court and shade structure on the site shall be constructed and placed in accordance with the amended detailed site plan. The shade structure measures approximately 20' by 16', with a 9' by 8' pergola attached on the north side.

The following described property is hereby added to the limits of Planned Development District 25 "PD-25," to wit: a portion of the right-of-way of Glenwick Lane, being a tract of approximately 9,500 square feet (0.2181 acres) described and depicted in Exhibit "A" attached to [Ordinance 17/005] and made part hereof for all purposes; and, Lots 7-10, Block 5, Preston Heights Addition, an addition to the City of University Park, according to the Plat thereof recorded in Volume 1, Page 509, of the Plat Records of Dallas County, Texas, also depicted in

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said Exhibit "A" [to Ordinance 17/005], and more commonly known as 4121 Glenwick Lane (collectively, the "site").

That an 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 indoor tennis center for the Highland Park Independent School District ("HPISD"), attached to [Ordinance 17/005] as Exhibit "B" and made a part hereof for all purposes, the same as if fully copied herein, is hereby approved in all respects.

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 "B" [to Ordinance 17/005]), 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 indoor tennis center on the site shall be constructed and placed in accordance with the amended detailed site plan.
- C. The height of the indoor center shall not exceed 44'6" at any point.
- D. A setback of 4'7" from the south property line of the site shall be observed from the abutting alley easement, and a setback of 35' 4" shall be observed from the East property line of the site, allowing for installation, during construction, of a storm sewer and a fire lane on the East side of the indoor tennis center.
- E. The number of student parking spaces available in the adjacent parking garage will be reduced by six spaces and those spaces dedicated for use by persons using the indoor tennis center.
- F. A construction fence around the site will be required during construction, beginning with demolition of existing improvements.
- G. A full-time point of contact will be provided by the HPISD to answer questions and complaints during construction.
- H. All construction vehicles shall be required to park onsite during construction.
- I. 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.
- J. All workers onsite during construction must submit to background checks as part of the contractors' responsibility.
- K. Debris, excavation spoils, and construction materials haul and delivery routes must be approved in writing by the Director of Public Works or his designee.

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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”, [to Ordinance 20-020], and made part hereof, to allow an additional four concrete parallel parking spaces immediately east of the hammerhead fire lane, along the east property line.

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”).

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” [to Ordinance 20-020]), 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 four 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.

(Ordinance 99/45 adopted 12/15/99, Ordinance 00/11 adopted 4/4/00, Ordinance 01/38 adopted 10/17/01, Ordinance 02/09 adopted 7/2/02, Ordinance 02/35 adopted 12/10/02, Ordinance 10/21 adopted 6/15/10, Ordinance 13/032 adopted 10/15/13, Ordinance 15/007 adopted 4/21/15, Ordinance 17/005 adopted 3/7/17, Ordinance 20-020 adopted 12/1/20)

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PD-26 Planned Development District (University Park Addition)

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, as heretofore amended, are hereby amended by creating Planned Development District No. 26 (PD-26) on the property described as Lots 7-12 and part of Lot 6, Block 3, University Park Addition, an Addition to the City of University Park, Dallas County, Texas, according to the plat thereof recorded in Volume 2, Page 6, Map Records of Dallas County and commonly known as 6517 Hillcrest, University Park, Texas, by adopting a conceptual site plan (“site plan”), authorizing multiple and accessory land uses for PD-26, which site plan is attached hereto in multiple sheets as Exhibit “A” [to Ordinance 16/024] and made a part hereof for all purposes, the same as if fully copied herein. That the site plan contains the data required by Section 17-101(1) of the Comprehensive Zoning Ordinance, and is hereby approved in all respects.

Approval of the site plan for Planned Development District No. 26 is subject to the following special conditions:

- A. Development of the property shall be in accordance with the detailed site plan to be approved as provided in the Comprehensive Zoning Ordinance of the City of University Park. A detailed site plan must be submitted for review by the Planning and Zoning Commission and approval by the City Council, as required by Section 17-101(2) of the Comprehensive Zoning Ordinance, but an additional public hearing is not required. Unless otherwise defined herein, all terms used herein shall have the respective definitions assigned to them in the Comprehensive Zoning Ordinance;
- B. The uses on the property shall be those allowed herein and shown on the site plan for Planned Development District 26, PD-26, as adopted hereby;
- C. The owner of the property, SPC Hillcrest Investments, L.P or its successors, will demolish the existing building and construct a new mixed use building with a maximum floor area of 119,000 square feet on the site, as shown by the use and area data on the site plan. The building on the east end of the site will be up to six floors above grade, with a vertical height not to exceed eighty-six feet (86') measured from grade at the northeast building corner to the top of the parapet wall, plus ten feet (10') additional height for mechanical equipment and screening and sixteen feet (16') for the elevator penthouse, provided the mechanical equipment cannot be seen from any abutting public property. This project includes property in an abutting alley easement on the West side of the existing building, to be included in the PD-26 site provided the alley easement is abandoned to the abutting owner by the City Council in the manner provided by law.
- D. Site Plan: The building components, configuration, development standards and special conditions required for the proposed facility are summarized as follows:
 1. Permitted Uses. The uses/activities to be accommodated in the PD are shown on the site plan, cumulatively not exceeding 119,000 square feet, are summarized as follows:
 - (a) Office uses, not exceeding 119,000 square feet;

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- (b) Retail uses, not exceeding 27,285 square feet;
 - (c) Restaurant uses, not exceeding 14,695 square feet; and
 - (d) Cellular Communication Equipment and Antennae.
2. Building Setbacks: Building setbacks are measured from the property line to the closest point of a building, except as described herein.
- (a) Minimum front yard setback on Hillcrest: 20 feet
 - (b) Side yard setback on Daniel: 10 feet
 - (c) Side yard setback on Haynie: 10 feet
 - (d) Rear yard setback: 10 feet
3. Building setbacks for below grade parking garage:
- (a) Minimum front yard setback on Hillcrest: 5 feet
 - (b) Side yard setback on Daniel: 5 feet
 - (c) Side yard setback on Haynie: 5 feet
 - (d) Rear yard setback: 0 feet
4. Building Height:

Maximum building height of the eastern office portion measured from grade at the northeast portion corner to the top of the parapet wall, from the eastern property line west approximately 200', to include the office tower: 86 feet;

Maximum building height of the central retail/restaurant portion measured from finished grade of the Plaza at the northeast portion corner, from approximately 200' west of the east property line west approximately 105': 40 feet;

Maximum building height of the western elevated parking portion measured from finished grade of the northeast portion corner:

On the Daniel face: 31 feet;

On the Haynie face: 31 feet.

In addition, air-conditioning equipment, cooling towers, chimneys, radio and television antennae and vent stacks not to exceed ten feet (10') additional

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height, and sixteen feet (16') for the elevator penthouse, in height, screened with materials similar in appearance to the exterior walls shall be permitted, provided they cannot be seen from any abutting public property.

5. Visible Light Reflectivity. All exterior glass and glazed surfaces on or within the building's facade shall have a visible light reflectivity within the range of 12% to 20%.
6. Parking Standards:
 - (a) 626 parking spaces, of which 136 spaces shall be at or above grade, are to be provided onsite as shown on the site plan.
 - (b) Compact parking spaces (8 feet 6 inches by 16 feet) shall not exceed 25% of all onsite parking spaces and standard parking spaces shall be 20 feet by 9 feet.
 - (c) Parking on the grade level and the above grade levels, numbering 136 spaces (per section 6(a) above) shall be free for the first hour and, for the first three (3) years from the date of issuance of a Certificate of Occupancy, three dollars (\$3.00) for each hour or part of an hour after the first hour. After the first three (3) years, the owner may adjust the hourly rate as determined by market conditions in the area.
 - (d) Tenants of the facility and their employees will be required to utilize the on-site parking garage for their personally owned vehicles or vehicles which may be owned by the tenant and furnished to employees.
 - (e) Parking garage ingress and egress on Haynie Avenue shall be to and from the East, from and to Hillcrest Avenue.
7. General Landscape Development Plan: Landscaping will be added to the site and the abutting public rights-of-way as shown in the General Landscape Development Plan.
8. Traffic Study: A Traffic Impact Analysis (TIA) is required for the proposed development and is attached. The TIA concluded that the traffic generated by the various activities of PD-26 will impact existing traffic at that location. The projected traffic load based on the proposed uses and activities on the site will be more than existing peak conditions and no specific mitigation measures are recommended at this time. No more often than once every three years, at the discretion of the City Council, and upon written notice from the City of University Park Director of Community Development, the owner is required to pay the full cost for a comprehensive traffic study, including tenants and tenants' employee vehicles entering and exiting the on-site garage. Such traffic studies shall be performed by a consultant selected by the City Council. The owner shall pay the cost for any future traffic control measures or studies deemed necessary by the City Council. An initial follow-up TIA shall be

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required to be provided by the owner six months after issuance of a Certificate of Occupancy. Upon review of that TIA or any additional traffic study required by this section, the City Council may require traffic mitigation measures to be provided by the owner at owner's expense.

9. Miscellaneous Special Conditions:

- (a) Signage: All new signs on the site must be in compliance with the City of University Park sign regulations in effect at the time of the sign permit application. Alternatively, the owner may request consideration of a special sign district to serve the proposed development.
- (b) City Alley Abandonment and Easements: The owner shall provide a survey of the site, including a legal description of the alley easement owner has requested to be abandoned by the City and sold to owner, and the utility easements to be provided to the City as shown on the site plan. The City will commission an appraisal of the fair market value of the alley proposed to be abandoned, together with the proposed new utility easements to be dedicated, if any. The descriptions and appraisal will be at the cost of the owner. The City Council will then consider an abandonment ordinance for the alley easement.
- (c) Utilities and Easements: Details of size and location of water and sewer lines, taps, and meters, and the location of all private utilities (gas, electric and telco services) and easements including relocations to serve the proposed development will be reviewed in accordance with city policies and approved by the Public Works Department before the issue of a building permit.
- (d) Construction Fence: An 8-foot solid plywood screening fence must be installed around the construction site during construction and remain in place while construction is ongoing. The fence must be painted green, or as otherwise approved by the City Council, and installed prior to demolition of any existing structure on the subject site.
- (e) Explosives. No explosives may be used in the demolition and construction on the subject property.
- (f) Neighborhood Liaison. Applicant will provide a liaison during construction to respond to questions and complaints from residents and businesses. Applicant will provide notice to residents and businesses located within 2 blocks of the subject property of the name and methods of contacting the liaison 24 hours a day, seven days a week. The contact name and number will be posted on the construction site.
- (g) Construction Vehicles. Construction vehicles and equipment may not be parked on City streets, except on streets closed for construction by permission of the Director of Public Works. All parking will be

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accommodated on-site. If additional parking is required during construction, owner will secure off-site parking and shuttle workers to the site.

- (h) Construction Hours. Unless written permission is granted by the Director of Community Development, construction work on the site is restricted to Monday through Friday from 7:00 a.m. to 6:00 p.m. and 8:00 a.m. to 6:00 p.m. on Saturdays
- (i) Background Checks. All contractors must perform background checks on all construction workers prior to their working at the site. The contractors must keep the background check information on file. No registered sex offender may work on the site. Identification badges are required for all contractor employees.

The Detailed Site Plan for Planned Development District No. 26, the Park Plaza project, as required by Section 17-101(2) of the Comprehensive Zoning Ordinance of the City of University Park, Texas, for the property described as Lots 7-12 and part of Lot 6, Block 3, University Park Addition, an addition to the City of University Park, Dallas County, Texas, which is more commonly known as 6517 Hillcrest, University Park, Texas, attached hereto as Exhibit "A" [to Ordinance 17/023] and made a part hereof for all purposes, the same as if fully copied herein, is hereby approved in all respects.

The approval of the Detailed Site Plan for Phase 2A is subject to the following special conditions:

- A. Development of the property shall be in accordance with the approved Detailed Site Plan, all conditions of the Ordinance amending PD-26 and adopting the Conceptual Site Plan for the Park Plaza project except as revised hereby, and all provisions of the Comprehensive Zoning Ordinance of the City of University Park;
- B. Review of this Detailed Site Plan by the Planning and Zoning Commission has previously been completed and its recommendations incorporated in the Detailed Site Plan; and
- C. The special conditions of the ordinance amending PD-26, except as amended hereby, shall remain in full force and effect.

(Ordinance 16/024 adopted 10/18/16, Ordinance 17/023 adopted 7/18/17)

PD-27 Planned Development District (St. Christopher's Episcopal Church)

The Comprehensive Zoning Ordinance and Map of the City University Park, Texas, as heretofore amended, be, and the same are hereby, amended by approval of Planned Development District No. 27 for the St. Christopher's Episcopal Church on property described as a tract of 183.5 feet by 177 feet and 53.4 feet 172.8 feet [sic] by 171 feet in the Jefferson Tilley Survey, Abstract 1480, Dallas County, Texas, and commonly known as 2600 Westminster Avenue, University Park, Texas.

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The detailed site plan setting forth the land uses proposed for the property is attached hereto as Exhibit "A" ("Topographic Survey") and made a part hereof for all purposes, the same as if fully copied herein. That such site plan contains the data required by Section 17-101 of the Comprehensive Zoning Ordinance.

The granting of Planned Development District No. 27 is subject to the following special conditions:

- (a) Development of the property shall be in accordance with the approved site plan and all provisions of the Comprehensive Zoning Ordinance of the City of University Park, as amended hereby.
- (b) Conditions for development of the property will be as follows:
 - (1) Development shall be in accordance with the approved site plan, which includes landscape requirements as shown thereon;
 - (2) Water sprinklers will be installed to irrigate the photinia screen on the south and West sides of the fence and at the southwest corner of the school building within thirty (30) days of completion of the equipment, fencing and landscaping;
 - (3) The "asphalt parking" area shown near the southwest corner of the property shall be removed and replaced with grass or ground cover;
 - (4) The parts of the play equipment colored "yellow" will be replaced with identical parts colored dark brown or dark green or other similar "earth tones."

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, be, and the same are hereby, amended so as to grant an amendment to Planned Development District No. 27 (PD-27) so as to approve an amended site plan to allow a 42 feet by 22 feet canopy to be installed over the existing playground equipment to the rear (South side) of the St. Christopher Episcopal Church building on the property described as a tract of 183.5 feet by 177 feet and 172.8 feet by 171 feet in the Jefferson Tilley Survey, Abstract No. 1480, City of University Park, Dallas County, Texas, and more commonly known as 2600 Westminster, University Park, Texas.

The amended site plan depicting the improvements on said lot is attached hereto as Exhibit "A" and made part hereof for all purposes the same as if fully copied herein. That such site plan contains the data required by the Comprehensive Zoning Ordinance.

This Planned Development District is granted subject to the following special conditions:

- (a) That the property will be developed only in conformance with the requirements of this ordinance and the approved amended site plan;
- (b) That the canopy to be added in accordance with the amended site plan be made of fire retardant material that is maintained in good condition at all times; and,

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- (c) That the property will be used only for the purposes authorized by the Comprehensive Zoning Ordinance and PD-27.

That the Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, be, and the same are hereby, amended so as to grant an amendment to Planned Development District No. 27 (PD-27) so as to approve an amended detailed site plan to provide for construction of a children's playground north of the parish hall by enclosing an existing court yard of the St. Christopher Episcopal Church, on the property described as a tract of 183.5 feet by 177 feet and 172.8 feet by 171 feet in the Jefferson Tilley Survey, Abstract No. 1480, City of University Park, Dallas County, Texas, and more commonly known as 2600 Westminster, University Park, Texas.

That the amended detailed site plan depicting the above-described improvements is attached [to Ordinance 14/016] as Exhibit "A" and made part hereof for all purposes the same as if fully copied herein. That such site plan contains the data required by the Comprehensive Zoning Ordinance.

That this Planned Development District is granted subject to the following special conditions:

- (a) That the property will be developed only in conformance with the requirements of this ordinance, the Comprehensive Zoning Ordinance as amended hereby and the approved amended detailed site plan;
- (b) That except as amended hereby, the detailed site plan approved by the granting of PD-27, as heretofore amended, shall remain in full force and effect; and
- (c) That the property will be used only for the purposes authorized by the Comprehensive Zoning Ordinance and PD-27, as amended.

(Ordinance 00/18 adopted 6/21/00, Ordinance 07/02 adopted 1/16/07, Ordinance 14/016 adopted 6/17/14)

PD-28 Planned Development District (Preston Road Church of Christ)

The Comprehensive Zoning Ordinance of the City of University Park, Texas, be, and the same is hereby, amended by amending the Zoning Map of the City of University Park so as to grant Planned Development District No. 28 for the Preston Road Church of Christ on the property described as a tract measuring 158' by 335', known as R. Miller's Addition, S. Popplewell Survey, Block 21, an addition to the City of University Park, Dallas County, Texas, and commonly known as 6409 Preston Road.

The detailed site plan for PD No. 28 for the Preston Road Church of Christ, consisting of two sheets, attached hereto collectively as Exhibit "A," be, and the same is hereby, approved as the detailed site plan for said Planned Development District as required by Section 17-101 of the Comprehensive Zoning Ordinance of the City of University Park, Texas. That further review of the detailed site plan by the Planning and Zoning Commission be, and the same is hereby, waived.

The Comprehensive Zoning Ordinance and Map are hereby amended to include the property described as Lots 2, 3, and 4, Rhea Miller's Subdivision, Block 21, an addition to the City of

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University Park, Dallas County, Texas, in Planned Development District No. 28 for the Preston Road Church of Christ, said property being more particularly described in Exhibit "A" attached hereto and made part hereof for all purposes.

The amended detailed site plan for PD No. 28 for the Preston Road Church of Christ, attached hereto collectively as Exhibit "B", is hereby approved as the detailed site plan for said Planned Development District as required by Section 22-500 of the Comprehensive Zoning Ordinance of the City of University Park, Texas, subject to the following special conditions:

- a. The Church will install a wrought iron sliding gate at the University Boulevard driveway to restrict through traffic to McFarlin at peak hours;
- b. A 7-foot masonry wall will be installed on the northwest corner of the site to align with the front building line as shown on the approved site plan;
- c. An evergreen hedge of Nellie R. Stevens Holly will be planted along the west property line between the Church and the existing duplex. Plants shall be installed eight feet (8') on centers and they shall be at least 7 feet in height when planted, measured from grade;
- d. A 7-foot masonry wall to match the materials and architectural character of the Church shall be installed between the Church parking lot on McFarlin and the single family residence to the west of the parking lot, such wall terminating at the front building line of the home;
- e. New light fixtures to be installed on the site shall be the same height as the existing light poles and shall include a cut-off luminaire;
- f. All landscaping shall be installed in accordance with the approved site plan;
- g. Further review of the detailed site plan by the Planning and Zoning Commission is hereby waived;
- h. The property shall be developed only in conformance with the requirements of this Planned Development Ordinance and the approved detailed site plan;
- i. An 8-foot solid plywood screening fence shall be installed around the construction site during construction and remain in place while construction is ongoing. It shall be painted green similar to the color of the paint used at Goar Park and installed prior to demolition or construction of any structure on the Church property;
- j. All activities that utilize buses and other large vehicles, including, but not limited to church trips, medical screening vehicles, and bloodmobile vans, will be conducted on Church property and, in no case, shall such activity be conducted on City streets abutting the Church;
- k. Trash receptacles shall be located as shown on the approved site plan and be screened from view from adjacent properties;

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- l. During construction, the Church will provide a liaison to respond to questions and complaints from residents. The Church will provide information to residents for contacting the liaison 24 hours a day, seven days a week;
- m. The Planned Development will expire if construction permits are not issued [by] June 1, 2008 or if construction has not commenced by December 31, 2008;
- n. No parking of construction vehicles or equipment will be permitted on City streets. All construction-related parking shall be provided by the Church on site. If additional parking is required, the contractor shall provide off-premises parking and shuttle workers to the site;
- o. Background checks will be performed by the contractors for all construction workers prior to their working on the site. Information relating to background checks will be kept on file by the Contractor. A convicted felon or pedophile will be barred from working on the site;
- p. The Church shall provide and pay the costs for adequate security and traffic control around the campus for all functions;
- q. All activities held on campus will be those of the Preston Road Church of Christ only; and,
- r. The Church will pay the cost of a comprehensive traffic study to be made approximately (3) months after completion of all improvements and again at eighteen (18) months after completion. Additionally, the Church will pay the cost of any future traffic control measures and/or studies deemed necessary by the City Council. All traffic studies shall be performed by a consultant selected by the City Council.

That the Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, are hereby amended by approving an amended Detailed Site Plan for Planned Development District No. 28 ("site plan") on the property described as Lot 1R, Block 1, of Rhea Miller's Addition, an addition to the City of University Park, Dallas County, Texas, and commonly known as 6409 Preston Road, the Preston Road Church of Christ.

That the site plan, attached to Ordinance 18/039 collectively as Exhibit "A", is hereby approved as required by Section 22-500 [6.8] of the Comprehensive Zoning Ordinance of the City of University Park, Texas, subject to the following special conditions:

- a. The Church will construct a columbarium consisting of 632 8" by 8" niches, surrounded by a series of masonry walls that match the existing building on the north, east and south sides; cast stone accents will be used throughout;
- b. The west side of the columbarium will be enclosed with metal fencing. The entrance gates will be metal with a combination lock;

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- c. Landscaping will be planted around the perimeter of the columbarium, consisting of Carissa Holly, Indian Hawthorn, Dwarf Burford Holly and Liriope; the interior of the columbarium area will be planted with Redbuds; artificial grass will be used to minimize maintenance, but all live landscaping material will be covered by an irrigation system;
- d. All walls and fencing will have a maximum height of 9'4" and the columns at each entrance, including a decorative cast stone ornament on top will be a maximum height of 11';
- e. The columbarium will be no closer than 5' to the University Blvd. property line;
- f. Columbaria in Texas are regulated as cemeteries by Chapter 711 of the Texas Health & Safety Code and the provisions of that chapter, as amended from time to time, are incorporated herein by reference; this columbarium will be operated and maintained in accordance with said chapter and any rules, regulations or bylaws adopted pursuant thereto by the Preston Road Church of Christ;
- g. The property shall be developed only in conformance with the requirements of the Planned Development ordinance creating PD-28, any amendments thereto, including this one, and the approved detailed site plan;
- h. An 8-foot solid plywood screening fence shall be installed around the construction site during construction and remain in place while construction is ongoing. It shall be painted green and installed prior to demolition or construction of any structure on the Church property;
- i. All activities that utilize buses and other large vehicles, including, but not limited to church trips, medical screening vehicles, and bloodmobile vans, will be conducted on Church property and, in no case, shall such activity be conducted on City streets abutting the Church;
- j. Trash receptacles shall be located as shown on the approved site plan and be screened from view from adjacent properties;
- k. During construction, the Church will provide a liaison to respond to questions and complaints from residents. The Church will provide information to residents for contacting the liaison 24 hours a day, seven days a week;
- l. No parking of construction vehicles or equipment will be permitted on City streets. All construction-related parking shall be provided by the Church on site. If additional parking is required, the contractor shall provide off-premises parking and shuttle workers to the site;
- m. Background checks will be performed by the contractors for all construction workers prior to their working on the site. Information relating to background checks will be kept on file by the Contractor. A convicted felon or pedophile will be barred from working on the site; and,

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- n. All activities held on campus will be those of the Preston Road Church of Christ only.

(Ordinance 01/19 adopted 7/18/01, Ordinance 06/09 adopted 5/23/06, Ordinance 18/039 adopted 11/6/18)

PD-29 Planned Development District (Park Cities Baptist Church)

- (a) To minimize the potential severe impact of construction and Church traffic on the adjacent neighborhood of the City, prior to issuance of a building permit for construction on the site, a left turn lane, providing stacking room for a minimum of ten full size vehicles, will be installed on westbound Northwest Highway at Church Street to direct ingress and egress of construction traffic;
- (b) All construction deliveries, and traffic must enter from Northwest Highway to the site and out, rather than through the adjacent residential neighborhood;
- (c) The use of bus transit for construction employees to an off-site location shall be required by the Church in its construction contract. Pick up and drop off of construction employees shall be conducted on the Northwest Parkway side of the Church property during construction;
- (d) To protect lives and property from the hazards of fire, the Church will install approved fire sprinklers in all new and remodeled buildings during construction. In all remaining, uncovered sections of the other buildings, except the main sanctuary, sprinklers will be installed no later than December 31, 2010. Coverage of the main sanctuary will occur only when it is required by an applicable code for remodeling or construction. All alarm systems of the Church will be directly connected to the University Park Direct Alarm Monitoring System;
- (e) The Church will pay the City the fair market value, in accordance with an appraisal to be obtained by the City, and all costs related to abandonment, for that portion of the Northwest Parkway right-of-way abutting the Church property, between Pickwick and Tulane, to provide access to and from the Church parking garage. Payment of such fair market value and transfer costs will be a condition for issuance of a building permit;
- (f) During construction, in order to shield the neighborhood from the noise, trash, dust, and unsightly appearance of the site, a solid fence of wood, or other material approved by the Building and Zoning Administrator, at least 8 feet high, will be constructed along all sides of the construction area;
- (g) The garage entrances to the Church will be closed and secure from entry by vehicles and pedestrians when the garage is not in use;
- (h) The Church will pay the cost of a comprehensive traffic study approximately 3 months after the initial utilization of the parking garage, and an additional study 18 months after completion of construction. Additionally, the Church will pay the cost of any future traffic control measures and/or studies deemed necessary by the City Council. All traffic studies shall be performed by a consultant selected by the City Council;

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- (i) Any activities held on the campus will be those of Park Cities Baptist Church only;
- (j) All activities that utilize buses or other large vehicles, including Church trips, bloodmobile, and medical screenings, will be conducted and the vehicles stationed on the Northwest Highway side of the property; in no case will any of these activities be conducted on the Pickwick, Tulane or Villanova sides of the Church;
- (k) The Church shall provide and pay the costs for adequate security and traffic control around the campus for all functions;
- (l) No explosives will be permitted in the construction of this project;
- (m) During construction, the Church shall provide a liaison to respond to questions and complaints from Citizens. The Church shall provide adequate notice to the Citizens of the name of the liaison and methods of contacting the liaison 24 hours a day, seven days a week;
- (n) To provide open space for the adjacent residential neighborhood, to reduce the visual impact of the buildings proposed, and to preserve the light and circulation of air, the following area regulations are established for the construction of the Community Life Center, to wit:
 - (1) The footprint or lot coverage of the building shall not exceed 30,000 square feet. The building will not exceed 73,500 square feet in total floor area;
 - (2) The building shall maintain a side yard setback on the Tulane side of not less than thirty-five feet (35'). No head-in parking will be permitted on Tulane;
 - (3) The building shall have a maximum height at the ridge line of forty-five feet (45');
 - (4) The building shall maintain a front yard setback on the Villanova side of not less than forty-five feet (45'); and
 - (5) The building shall have a maximum vertical wall height on the Tulane or Villanova elevations of not more than twenty-nine feet (29') at any point.
- (o) The cumulative footprint of all buildings on the Church campus may not exceed 39% of the complete Church land area. The complete Church land area consists of the property owned by the Church plus any right-of-way, now owned by the City or State, that the Church will purchase as required by this ordinance; and (Subsection (o) amended by Ordinance 03/20 adopted 9/2/03)
- (p) The Planned Development will expire if construction permits are not issued by June 1, 2004 or construction has not started by December 31, 2004.

That the Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, are hereby amended by approving an amended Detailed Site Plan for Planned Development District No. 29 ("site plan") on the property described as Lot 1, Block A, of Park Cities Baptist Church Addition, an addition to the City of University Park, Dallas County, Texas, and commonly known as 3933 Northwest Parkway, the Park Cities Baptist Church.

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That the site plan, attached hereto collectively as Exhibit "A," attached to Ordinance 24-036, and made part hereof, is hereby approved as required by Section 9.5.3 of the Comprehensive Zoning Ordinance of the City of University Park, Texas, subject to the following special conditions:

- a. The Church will construct a columbarium consisting of 1,080, 9 1/2" by 9 1/2" niches, approximately 1,945 square feet in area, constructed of masonry walls with cast stone caps, a maximum of 8'1" in height, with decorative fence, gates, archway approximately 11' in height, and fountains as shown on the columbarium plans, attached collectively as Exhibit "B" attached to Ordinance 24-036, and made part hereof;
- b. The columbarium will have existing trees and planting beds with evergreen shrubs, as shown on the landscape plan, Exhibit "C" attached to Ordinance 24-036, and made part hereof;
- c. The columbarium will be set back approximately 122' from the north property line (Northwest Parkway), will be set back approximately 260' from the east property line (Tulane), and will not be closer to any property line than any existing structure on the Church campus;
- d. Columbaria in Texas are regulated as cemeteries by Chapter 711 of the Texas Health & Safety Code and the provisions of that chapter, as amended from time to time, are incorporated herein by reference; this columbarium will be operated and maintained in accordance with said chapter and any rules, regulations or bylaws adopted pursuant thereto by the Park Cities Baptist Church;
- e. The property shall be developed only in conformance with the requirements of the Planned Development ordinance creating PD-29, any amendments thereto, including this one, and the approved detailed site plan, as amended;
- f. No parking of construction vehicles or equipment will be permitted on City streets. All construction-related parking shall be provided by the Church on site. If additional parking is required, the contractor shall provide off-premises parking and shuttle workers to the site;
- g. Background checks will be performed by the contractors for all construction workers prior to their working on the site. Information relating to background checks will be kept on file by the Contractor. A convicted felon or pedophile will be barred from working on the site.

(Ordinance 02/33 adopted 11/19/02; Ord. No. 24-036 adopted 10/1/2024)

PD-30 Christ Lutheran Church

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, are hereby amended so as to grant Planned Development District No. 30 (PD No. 30) for Christ Lutheran Church ("Church") on the property described as 1.7323 acres out of the Jefferson Tilley Survey Abstract No. 1480, in the City of University Park, Dallas County, Texas, more particularly

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described in Exhibit "A" [to Ordinance 04/12] attached hereto and made part hereof for all purposes, and commonly known as 3001 Lovers Lane.

The conceptual site plan for PD No. 30 as required by Section 17-101 of the Comprehensive Zoning Ordinance of the City of University Park, Texas, and the special conditions of this ordinance, attached hereto as Exhibit "B" [to Ordinance 04/12] and made part hereof for all purposes, is hereby approved. In accordance with Section 17-101, the property owner shall submit a detailed site plan to the City Council in accordance with the approved conceptual site plan and Section 22-500 [sic] of the zoning ordinance. The review of the detailed site plan by the Planning and Zoning Commission is hereby waived, and the detailed site plan shall be reviewed and approved by the City Council as an Exhibit hereto by reference, without an additional public hearing, prior to the issuance of a building permit for the project. However, the City Council may hold a public hearing if it so desires.

The granting of this Planned Development District No. 30 is subject to the following special conditions to protect the public health, safety, and general welfare of the citizens of the City:

- a. That a fire lane be furnished on the property on the west side of the building, in the location shown on the detailed site plan and of a construction approved by the Public Works Director;
- b. That additional landscaping be furnished on the Lovers Lane and Dublin sides in accordance with a landscape plan to be submitted and approved by the City Council with the detailed site plan; and
- c. That the use of the property shall be in accordance with the Comprehensive Zoning Ordinance as amended hereby and the detailed site plan to be approved by the City Council, prior to the issuance of any building or other permit for the project.

(Ordinance 04/12 adopted 4/6/04)

PD-31 City Hall

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, be, and the same are hereby, amended so as to grant Planned Development District No. 31 for the City of University Park for the property described in Exhibit "A" attached hereto and made part hereof, in the City of University Park, Dallas County, Texas, and more commonly known as 3800 University Boulevard, University Park, Texas. That the detailed site plan depicting the improvements for the planned development is attached hereto collectively as Exhibit "B" and made part hereof for all purposes the same as if fully copied herein. That the detailed site plan contains the data required by Section 17-101 of the Comprehensive Zoning Ordinance. That this Planned Development District is granted subject to the following special conditions:

- (a) The property will be developed only in conformance with the requirements of this planned development ordinance and the approved detailed site plan;

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- (b) That the property will be landscaped in accordance with the approved landscape plan attached as part of the detailed site plan and made part hereof for all purposes, the same as if fully copied herein;
- (c) That the property will be used only for City Hall, police station, fire station, municipal court, administration, parking and other municipal purposes as defined by the Comprehensive Zoning Ordinance and the detailed site plan;
- (d) An 8 foot solid plywood screening fence shall be erected between Goar Park and the construction site, and along the Vassar and University frontages of the construction site, during construction and remain in place while construction is ongoing;
- (e) No parking of construction vehicles or equipment will be permitted on City streets, except for streets that are closed for construction. All parking shall be in the space provided on the site or in the employee parking lot. If additional parking is required, the contractor shall provide off premises parking and shuttle workers to the site;
- (f) All trash receptacles will be totally screened from view from the adjacent properties and placed as close to the building as possible;
- (g) No explosives shall be used in the construction operations;
- (h) The City shall provide a full time liaison person during the construction to respond to questions and complaints from citizens at all times. A phone number for this contact will be provided to all adjacent property owners and posted at the construction site, where it can be found by interested parties;
- (i) In order to minimize disruption to the adjacent residential neighborhood, the City will contract for, and use its best efforts to insure, substantial completion of construction of the City Hall improvements within twenty four months after commencement of construction;
- (j) Construction equipment and delivery vehicles shall use a route from Northwest Highway south along Preston Road to University Boulevard, then east to the construction site. During excavation and concrete operations, the vehicles shall turn north from University onto Turtle Creek to Vassar, then east on Vassar to an interior construction road along the west side of the construction site and then south to University Boulevard and back west to Preston Road; and
- (k) Unless special written permission is granted by the Director of Public Works, working hours on the project shall be restricted to Monday through Saturday, from 7:00 a.m. to 6:00 p.m.

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, are hereby amended by adoption of an amended detailed site plan ("site plan") of Planned Development District No. 31 (PD-31) commonly known the University Park City Hall, 3800 University Boulevard, authorizing construction of restroom facilities and adding the property delineating the

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footprint of such facilities to the existing area of PD-31, resulting in the new area described in Exhibit A attached to [Ordinance 25-030]. The site plan, in multiple sheets, is attached hereto as Exhibit B and made a part hereof for all purposes, the same as if fully copied herein.

The City Council finds that the site plan contains the data required by Section 9.5 of the Comprehensive Zoning Ordinance for a "detailed site plan." Because the site plan meets the final requirements of the zoning ordinance for this property, the Building Inspector is authorized to issue the necessary permits for construction of the improvements shown on Exhibit B upon application in the usual manner.

Approval of the site plan for this addition to Planned Development District No. 31 is subject to the following special conditions:

- A. Development of the property shall be in accordance with the site plan approved hereby as provided in the Comprehensive Zoning Ordinance of the City of University Park. Unless otherwise defined herein, all terms used herein shall have the respective definitions assigned to them in the Comprehensive Zoning Ordinance.
- B. The uses on the property shall be a government facility and related accessory land uses allowed herein and shown on the site plan.
- C. Site Plan; Building Details. The configuration, location, and elevation are set out in Exhibit "B" and are adopted and made part hereof by reference.
- D. Construction Hours. Unless written permission is granted by the Director of Community Development, construction work on the site is restricted to Monday through Friday from 7:00 a.m. to 6:00 p.m. and 8:00 am to 6:00 p.m. on Saturdays but not permitted on the holidays listed in the ordinances of the City.

(Ordinance 05/16 adopted 6/7/05; Ordinance 25-030 adopted 10/21/2025)

PD-32 6601 Turtle Creek Boulevard

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, are hereby amended so as to grant Planned Development District No. 32 for the property described as Lot 7, Block 7, University Park Estates Addition to the City of University Park, Dallas County, Texas, being a 6.236 acre tract commonly known as 6601 Turtle Creek Boulevard.

The detailed site plan for PD No. 32, consisting of eight (8) sheets, attached hereto collectively as Exhibit "A", is hereby approved as the detailed site plan for said Planned Development District 32, as required by Section 17-101(2) of the Comprehensive Zoning Ordinance of the City of University Park, Texas. The Planning and Zoning Commission has reviewed the detailed site plan.

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The granting of this Planned Development District No. 23 [sic] is subject to the following special conditions:

- a. Improvements in this Planned Development District will be constructed in accordance with the detailed site plan attached hereto as Exhibit "A", including the architectural elevations, site plan, landscape plan, and height elevations included therein;
- b. There shall be a maximum building height of 40 feet;
- c. There shall be a maximum top plate line height of 30 feet;
- d. There shall be a secondary roof pitch of no less than 1 in 12; and,
- e. There shall be a minimum front yard setback of 130 feet.

Ordinance No. 06/16 granting Planned Development District No. 32 for the property described as Lot 7, Block 7, University Park Estates Addition to the City of University Park, Dallas County, Texas, being a 6.236 acre tract commonly known as 6601 Turtle Creek Boulevard is hereby amended in part by approving an amended detailed site plan, subject to additional special conditions.

The amended detailed site plan for PD No. 32, attached hereto collectively as Exhibit "A", is hereby approved as the detailed site plan for said Planned Development District 32, as required by Section 17-101(2) of the Comprehensive Zoning Ordinance of the City of University Park, Texas. The Planning and Zoning Commission has reviewed the amended detailed site plan.

The amendment of this Planned Development District No. 32 is subject to the following special conditions:

- a. Improvements in this Planned Development District will be constructed in accordance with the amended detailed site plan attached hereto as Exhibit "A", including the architectural elevations, site plan, landscape plan, and height elevations included therein;
- b. A detailed landscape plan for the areas to the northwest and northeast of the Motor Court is attached as Exhibit "B";
- c. The outside lighting for the Motor Court area shall be limited to fixtures inset in the 3' landscape planter boxes around the Motor Court and shall be pointed inward and downward; and,
- d. Except as amended hereby, the special conditions of Ordinance No. 06/16 shall remain in full force and effect.

That Planned Development District No. 32, granted by Ordinance No. 06/16 for the property described as Lot 7, Block 7, University Park Estates Addition to the City of University Park, Dallas County, Texas, being a 6.236 acre tract commonly known as 6601 Turtle Creek Boulevard

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is hereby amended in part by approving an amended detailed site plan, subject to additional special conditions.

That the amended detailed site plan for PD No. 32, attached hereto collectively as Exhibit "A", is hereby approved as the detailed site plan for said Planned Development District 32, 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 the amended detailed site plan.

That the amendment of this Planned Development District No. 32 is subject to the following special conditions:

- a. Improvements in this Planned Development District will be constructed in accordance with the amended detailed site plan attached hereto as Exhibit "A", including the architectural elevations, site plan, landscape plan, and height elevations included therein;
- b. A detailed landscape plan for the property has previously been approved and is incorporated by reference herein;
- c. That the entry gates are decorative iron, approximately twelve feet (12') in height at the highest point and eighteen feet (18') wide, and are located in the required front yard, setback approximately twenty feet (20') from the property line;
- d. Six stone columns, connected by a stone wall and decorative iron fence approximately nine feet three inches (9'3") in height, are permitted in accordance with the amended detailed site plan approved hereby. Four of the columns (two on either side of the entry gate) are approximately eleven feet four inches (11'4") in height and measure three feet (3') by three feet (3') at the base and four feet (4') by four feet (4') at the top. Two of the columns (one on either side of the entry gate) are approximately fourteen feet two inches (14'2") in height and five feet (5') by three feet (3') at the base and seven feet (7') by five feet (5') at the top;
- e. One hundred seventy-six (176) linear feet of glass, four feet (4') in height will enclose the swimming pool and another sixty-three (63) linear feet of glass, four feet (4') in height, will enclose the pool/spa on the north side;
- f. A pool gazebo, twenty-four feet (24') by twenty-eight feet (28'), will be located on the north side of the swimming pool, as shown on the approved detailed site plan attached hereto; and
- g. That except as amended hereby, the special conditions of Ordinance No. 06/16, as amended on October 23, 2007, shall remain in full force and effect.

That Planned Development District No. 32, granted by Ordinance No. 06/16 for the property described as Lot 7, Block 7, University Park Estates Addition to the City of University Park, Dallas County, Texas, being a 6.236 acre tract commonly known as 6601 Turtle Creek Boulevard, as heretofore amended, is hereby further amended in part by approving an amended detailed site plan, subject to additional special conditions.

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That the amended detailed site plan for PD No. 32, attached hereto collectively as Exhibit “A”, is hereby approved as the detailed site plan for said Planned Development District 32, 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 the amended detailed site plan.

That the amendment of this Planned Development District No. 32 is subject to the following additional special conditions:

- a. Improvements in this Planned Development District will be constructed in accordance with the amended detailed site plan attached hereto as Exhibit “A”, including the architectural elevations, site plan, landscape plan, and height elevations included therein; and,
- b. A detailed landscape plan for the property has previously been approved and is incorporated by reference herein; and,
- c. The amended detailed site plan approved hereby includes specific items of sculpture and yard art located or to be located in the required front yard of the property. Additional items of sculpture or yard art may be added to the required front yard without further amendment of the site plan upon approval by the Chief Planning Official, provided that such items may not exceed 8' in height or 8' in width or length at any point and that all of such items, including those shown on the site plan approved hereby, shall not exceed ten (10) in number; and,
- d. That except as amended hereby, the special conditions of Ordinance No. 06/16, as heretofore amended, shall remain in full force and effect.

Planned Development District No. 32, granted by Ordinance No. 06/16 for the property described as Lot 7, Block 7, University Park Estates Addition to the City of University Park, Dallas County, Texas, being a 6.236 acre tract commonly known as 6601 Turtle Creek Boulevard, as heretofore amended, is hereby further amended in part by approving an amended detailed site plan, subject to additional special conditions.

The amended detailed site plan for PD No. 32, consisting of several pages attached hereto collectively as Exhibit “A” [to Ordinance 15/003], is hereby approved as the detailed site plan for said Planned Development District 32, 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 the amended detailed site plan.

The amendment of Planned Development District No. 32 is subject to the following additional special conditions:

- a. Improvements in this Planned Development District will be constructed in accordance with the amended detailed site plan attached [to Ordinance 15/003] as Exhibit “A,” including the architectural elevations, site plan, height elevations and other included therein; and

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- b. A detailed landscape plan for the property has previously been approved and is incorporated by reference herein; and
- c. The amended detailed site plan approved hereby includes:
 - i. a greenhouse of approximately 1,500 square feet in area, including a water closet and all utility connections;
 - ii. the greenhouse will be located in the required front yard of the property, set back approximately 55 feet from the existing fence along Turtle Creek Boulevard;
 - iii. the greenhouse will have vertical walls on the sides approximately 6 feet 8 inches in height; and
 - iv. the greenhouse will have a maximum height to the top of the ridge of 15 feet 8 inches.
- d. Except as amended hereby, the special conditions of Ordinance No. 06/16, as heretofore amended, shall remain in full force and effect.

Planned Development District No. 32, granted by Ordinance No. 06/16 for the property described as Lot 7, Block 7, University Park Estates Addition to the City of University Park, Dallas County, Texas, being a 6.236 acre tract commonly known as 6601 Turtle Creek Boulevard, as heretofore amended, is hereby further amended in part by approving an amended detailed site plan to authorize a 35 foot flagpole.

The amended detailed site plan for PD No. 32, attached [to Ordinance 15/006] as Exhibit "A," is hereby approved as the detailed site plan for said Planned Development District 32, 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 the amended detailed site plan.

The amendment of Planned Development District No. 32 is subject to the following additional special conditions:

- a. Improvements in this Planned Development District will be constructed in accordance with the amended detailed site plan attached hereto as Exhibit "A"; and,
- b. A detailed landscape plan for the property has previously been approved and is incorporated by reference herein; and,
- c. The amended detailed site plan approved hereby adds a 35 foot flagpole in addition to other improvements heretofore approved; and,

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- d. Except as amended hereby, the special conditions of Ordinance No. 06/16, as heretofore amended, shall remain in full force and effect.

(Ordinance 06/16 adopted 6/20/06, Ordinance 07/38 adopted 10/23/07, Ordinance 08/66 adopted 12/9/08, Ordinance 09/21 adopted 6/16/09, Ordinance 15/003 adopted 2/3/15, Ordinance 15/006 adopted 3/17/15)

PD-33 Park Lane Apartments

The Comprehensive Zoning Ordinance and Map are hereby amended so as to grant a change in zoning 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, to Planned Development District No. 33 for a condominium development, said property being more particularly described in Exhibit "A" attached hereto and made part hereof for all purposes.

The detailed site plan, attached hereto collectively as Exhibit "B", is hereby approved as the detailed site plan for said Planned Development District 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 Planned Development Ordinance and the approved detailed site plan;
- b. The property may be used for multifamily dwelling (apartment/condominium) uses only, as provided by the zoning ordinance;
- c. The development may include no more than 88 dwelling units, all with 10' ceilings, with a ratio of approximately 18 one bedroom/one bath units, 44 two bedroom/two bath units, and 26 two bedroom/two bath/den units. The final ratio may be altered plus or minus two of each type unit by approval of the Community Development Manager. The development shall provide 181 off-street parking spaces 1/2 level below grade beneath the buildings and 28 off-street parking spaces at grade. The buildings shall not exceed 47 feet in height, nor have a top plate line height exceeding 38 feet 8 inches;
- d. The developer shall be responsible for the relocation of all utilities and alleys, including dedication by plat of sufficient alley easements to accommodate the City's commercial sanitation vehicles and provide adequate turning radii, in exchange for the City's abandonment of the existing alleys through the property;
- e. The development shall be subject to the approved landscape plan attached as part of the detailed site plan;
- f. Except as otherwise provided by this ordinance or the approved detailed site plan made a part hereof the area regulations applicable to the MF-3 District shall apply to the development;

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- g. An 8" water line will be extended and looped from the alley between Hyer and Grassmere South to Grassmere and then East to the alley;
- h. The storm sewer is located East of the centerline of Preston Road and all pavement replacement must be made with 11' concrete panels,
- i. Detailed civil plans must be submitted for staff engineering review and approval;
- j. The number and location of fire hydrants will be reviewed and approved upon submittal of civil plans and building plans; and,
- k. Mechanical, electrical, and plumbing plans must be stamped and signed by a Registered Professional Engineer.

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, more particularly described in Exhibit "A" attached [to Ordinance 15/008], Planned Development District No. 33 "PD-33," for a multifamily development.

That the amended detailed site plan, attached [to Ordinance 15/008] 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 the Planned Development ordinance as amended hereby and the approved amended detailed site plan;
- b. The property may be used for multifamily dwelling uses only, as provided by the zoning ordinance;
- c. The development may include no more than 52 dwelling units, all with a minimum of 9' ceilings, with 14 one bedroom, 1.5 bath units, 24 two bedroom, 2.5 bath units, and 14 three bedroom, 2.5 bath units. This configuration may be altered during construction, plus or minus 2 of each type unit, by approval of the Director of Community Development. The development shall provide 118 off-street parking spaces, with not less than 2 spaces for each unit or 1 space for each bedroom, whichever is greater, plus 10 parking spaces at grade on the site and located along the north-south commercial alley, reserved for commercial uses located on the west side of Preston Road and not included in the parking calculations for this PD-33. The buildings shall not exceed 47 feet in height, nor have a top plate line height exceeding 38 feet 8 inches. The minimum building setback from a public street shall be 25 feet from the property line. The minimum setback from a garage door to the opposite side of the pavement shall be 21 feet, with a minimum of 5 feet radius for a driveway

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approach, as shown on the approved detailed site plan. The maximum width for balconies and bay windows shall be 16 feet. A leasing office and swimming pool are to be located near the northeast corner of the property. All external facades shall be constructed with a minimum of 80% masonry material with a minimum thickness of three and a half inches;

- d. The developer shall be responsible for upgrading and extending water and sanitary sewer lines in accordance with the approved detailed site plan. Developer will request the City Council to abandon the existing alleys between Lovers Lane and Hyer and between Hyer and Grassmere, provided the developer will grant by plat a 16' defined public access and utility easement along each of the alleys to accommodate the City's commercial sanitation vehicles, provide adequate turning radii for garbage pickup, and for the retention and future maintenance of utilities. The developer shall be responsible for the paving and full maintenance of the public access and utility easements;
- e. Detailed civil plans for the paving of the north-south commercial alley, paving of the public access and utility easements, installation and extension of utilities, including vaults, meters and taps, and location of fire hydrants must be submitted for staff engineering review and approval by the Director of Public Works before issuance of a building permit. Mechanical, electrical, and plumbing plans must be stamped and signed by a Texas Registered Professional Engineer;
- f. The development shall be subject to the approved landscape plan, attached as part of the detailed site plan. The plan requires retention of 7 existing trees and a total of 183 new canopy and mid-story trees to be installed in accordance with the included planting schedule. Shrubs, vines and ground cover will be installed in accordance with the planting schedule;
- g. Waste and recycling shall be collected from each unit and deposited in appropriate dumpsters by the property's management. Five recycling dumpsters and six waste dumpsters shall be provided at the locations indicated on the detailed site plan. The Director of Public Works may authorize deviations from the detailed site plan if necessary for the provision of waste and recycling services to the property;
- h. Permeable coverage calculations are shown on the detailed site plan as 63%, including certain areas which are to be engineered with a substrate base and covered with pavers. Paved areas must be confined with a reinforced concrete curb or a reinforced concrete edge as shown on the detailed site plan and constructed in accordance with the approved drawings to insure maximum permeability;
- i. All external light fixtures shall be fitted with a cut-off luminaire so that illumination shall not exceed 0.5 footcandles when measured 3 feet above grade at the property line;
- j. Except as otherwise provided by this ordinance or the approved amended detailed site plan made a part hereof, the area regulations applicable to the MF-3 District shall apply to the development.

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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” [to Ordinance 17/013], 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”).

The amended detailed site plan (the “plan”), attached hereto collectively as Exhibit “B” [to Ordinance 17/013], 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;

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- 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.

The Comprehensive Zoning Ordinance and Map are hereby amended to amend the detailed site plan for Planned Development District No. 33 "PD-33" for surface parking lot and playfield uses for the Highland Park Independent School District ("HPISD") for the property described as HPISD Parking Lot #1 (4111 Lovers Lane), HPISD Parking Lot #2 (4115 Hyer Street), and Lots 3, 4, 5A, 5B, 6A, and 6B, Block 1, J. W. Halsell Addition, Additions to the City of University Park, Dallas County, Texas (the "site").

The Detailed Site Plan ("site plan") attached hereto and incorporated herein by reference collectively as Exhibit "A" is hereby approved as the amended detailed site plan for PD-33, as required by Section 17.101 (2) of the Comprehensive Zoning Ordinance of the City of University Park, Texas. The following special conditions applicable to PD-33, as originally approved and as amended, are amended in part as follows:

- a. The property shall be developed only in conformance with the requirements of this ordinance and the approved site plan for surface parking lots and playfield;
- b. The temporary uses originally permitted in PD-33 are hereby terminated;

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- c.
- d.
- e.
- f. The parking lots may be lighted with fixtures placed on poles that are not greater than 18' in height above finished grade, as shown and described in the Electric Lighting Plan ("ELP"), containing a photometric study and light fixture/support pole details, attached, and incorporated as part of the site plan. On school days or for activities on the high school campus sponsored by the HPISD, the lights may be regulated and turned on by timer and photocell sensor not earlier than 5:30 a.m. and must be turned off not later than 11:00 p.m. The lighting may not cause excessive glare or bleed-over of light beyond the streets and public rights-of-way abutting the parking lots. Lighting fixtures must be Lithonia Lighting (Acuity Brand) Model DSX2-LED-P3-40K as indicated in the Luminaire Schedule of the ELP;
- g. Any use not specified herein is prohibited unless there is further amendment of PD-33;
- h.
- i.
- j.
- k. The development shall be subject to the landscape plan, approved and incorporated as part of the site plan. All sides of the playfield or parking lots, except the alley sides, shall be screened with landscape materials a minimum _____" in height at the time of planting. The current vegetative screening of the parking lots must be inspected and all damaged, dying, or dead plants must be replaced. The current vegetative screening must be altered, modified, or replaced in all areas necessary to prevent motor vehicle headlights parked in the parking lots from shining directly into neighboring house windows or doors;
- l. A construction fence is required during construction of permanent uses permitted hereby around any part of the site and shall be 72" in height, opaque, constructed of wood, and painted dark green or black;
- m. A minimum 48" sidewalk meeting City standards shall be installed as shown on the site plan;
- n. A full-time point of contact will be provided by HPISD to answer questions and complaints during construction;

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

The Comprehensive Zoning Ordinance and Map are hereby amended to amend the detailed site plan for Planned Development District No. 33 "PD -33" for temporary surface parking lot uses for 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"), commonly known as 4141 Lovers Lane.

The Detailed Site Plan ("site plan") attached hereto and incorporated herein by reference collectively as Exhibit A to Ordinance 24-011 is hereby approved as the amended detailed site plan for PD-33, as required by the Comprehensive Zoning Ordinance of the City of University Park, Texas. The following special conditions are applicable to this site during temporary amendment to the site plan for PD -33:

- a. The property shall be developed only in conformance with the requirements of this ordinance and the approved detailed site plan for the surface parking lot on the site;
- b. The temporary use on the designated lots is for a period of six (6) months from the effective date of this ordinance;
- c. Parking will be permitted on the site only by permit issued by the City of University Park;
- d. Permits for parking on the site will only be issued to bona fide employees of businesses on the north side of Lovers Lane between Douglas and Lomo Alto and only for the time parking off the alley to the north is impeded by the construction in the alley; no other persons may park in the lot; and
- e. The City will keep the site in good condition for the period of the temporary use, will use appropriate signage about use of the lot, will identify the parking spaces with wheel stops, and will monitor use of the lot.

The Comprehensive Zoning Ordinance and Map are hereby amended in part to amend the detailed site plan, which includes the approved detailed landscape plan, for Planned Development District No. 33 "PD-33" for the property commonly known as 4102 Grassmere Lane to permit installation of synthetic turf on the playfield, removal of existing trees, and deletion of the requirement for installation of 5 Chinese Pistache trees.

The amended detailed site plan ("site plan") attached hereto and incorporated herein by reference collectively as Exhibit "A" [to Ordinance 25-009] is hereby approved as the amended detailed site plan for PD-33, as required by the Comprehensive Zoning Ordinance of the City of University

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Park, Texas. The following special conditions are applicable to this amendment to the detailed site plan for PD-33:

- a. The property shall be developed only in conformance with the requirements of this ordinance and the approved amended detailed site plan; and
- b. The district will keep the site in good condition free of trash or debris, will use appropriate signage about use of the site, and will monitor use of the site.

(Ordinance 06/22 adopted 8/22/06, Ordinance 15/008 adopted 4/7/15, Ordinance 17/013 adopted 5/16/17; Ordinance 23-002 adopted 1/3/2023; Ordinance 24-011 adopted 4/2/2024; Ordinance 25-009 adopted 5/6/2025)

PD-34 4519 Drane Drive

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, as heretofore amended, are hereby amended by granting Planned Development District No. 34 for a municipal facility for the City of University Park, a booster pump station for the water system, on the property depicted and described in Exhibits "A" and "B" (maintained on file in the office of the city secretary) attached hereto and made a part hereof for all purposes, which property is more commonly known as 4519 Drane Drive, University Park, Texas.

The site plan setting forth the land uses proposed for PD-34 is attached hereto as Exhibit "C", and the required elevations are attached as Exhibits "D" and "E" (maintained on file in the office of the city secretary), and all Exhibits are made a part hereof for all purposes, the same as if fully copied herein. That such Exhibits contain the data required by Section 17-101(2) of the Comprehensive Zoning Ordinance and are hereby approved in all respects as a detailed site plan for this planned development.

The granting of Planned Development District No. 34 is subject to the following special condition:

- A. Development of the property shall be in accordance with the detailed site plan approved hereby in accordance with Section 17-101(2) and all other provisions of the Comprehensive Zoning Ordinance of the City of University Park, as amended hereby, and, unless otherwise defined herein, terms used shall have the respective definitions assigned to them in the Comprehensive Zoning Ordinance.

(Ordinance 08/15 adopted 2/26/08)

PD-35 4004 Druid Lane and 6801 Hunters Glen Road

That the Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, are hereby amended so as to grant Planned Development District No. 35 for the property more particularly described in Exhibit "A" attached hereto and made part hereof for all purposes, being commonly known as 4004 Druid Lane and 6801 Hunters Glen Road.

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That the detailed site plan for Planned Development No. 35, including the landscape plan, attached hereto as Exhibit "B" and made part hereof for all purposes, is hereby approved as the detailed site plan for said Planned Development District 35, 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 approved the detailed site plan.

That the granting of this Planned Development District No. 35 is subject to the following special conditions:

- a. Development of the site and improvements in this Planned Development District will consist of a single-family home and accessory structures to be constructed in accordance with the detailed site plan, and, unless otherwise defined herein, all terms used shall have the respective meanings assigned to them in the Comprehensive Zoning Ordinance;
- b. There shall be a maximum building height of the main building of 35 feet, measured from the average natural grade to the top of ridge;
- c. There shall be a maximum building height of detached accessory structures of 25 feet;
- d. The footprint or coverage of the main building and attached garage shall be 7,320 square feet;
- e. There shall be a minimum front yard setback of 70 feet 5 inches facing Hunters Glen and 54 feet 8 inches facing Druid Lane;
- f. Three enclosed parking spaces shall be provided as shown on the detailed site plan;
- g. The side yard setback on the West side of the site on Druid Lane shall be a minimum of ten feet (10') and the side yard setback on the East property line (also the rear lot line for 6809 Hunters Glen) shall be a minimum of fourteen feet (14');
- h. The rear yard setback shall be a minimum of twelve feet, six inches (12'6");
- i. The impermeable surface on the site will not exceed 14,176 square feet;
- j. A vertical wall surface in excess of twelve feet, six inches (12'6") shall not exceed 42% of the lot depth measured from the front of the building on Druid Lane (in applying this requirement, 4004 shall be considered a separate lot) and a vertical wall surface in the rear forty feet (40') of the lot at 4004 Druid Lane shall not exceed twelve feet, six inches (12'6") when measured from the top of the foundation to the roof eave or soffit;
- k. The water feature/basin as shown on the landscape plan shall not exceed a depth of eighteen inches (18") and the sculpture shown on the detailed site plan shall not exceed three feet (3') by three feet (3') at its base nor five feet (5') in height, measured from the lowest abutting grade; and,

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- I. Except as provided herein or on the detailed site plan approved hereby, the uses on the site shall be those permitted under Section 20-100 of the Comprehensive Zoning Ordinance in the SF-2 zoning district.

(Ordinance 08/58 adopted 10/21/08)

PD-36 Highland Park Presbyterian Church

That the Comprehensive Zoning Ordinance and Map are hereby amended to grant Planned Development District No. 36 for the Highland Park Presbyterian Church, on the property described as: "All of Tract No. 1 of the University Lake Park and Highland Park Presbyterian Church Tracts according to the plat recorded in Volume 4, Page 169, Map Records, Dallas County, Texas, and all of Lots 8 and 11, and the East ten feet (10') of Lots 7 and 12, Block B, Windsor Place Subdivision, an Addition to the City of University Park, Dallas County, Texas", more particularly described in Exhibit "A" [attached to Ordinance 09/38] attached hereto and made part hereof for all purposes.

That the concept plan for PD No. 36, attached hereto collectively as Exhibit "B" [attached to Ordinance 09/38], is hereby approved as the concept site plan for said Planned Development District as required by Section 17-101 of the Comprehensive Zoning Ordinance of the City of University Park, Texas. That the detailed site plan for Phase 1 of PD No. 36, as allowed by Section 17-102 of the Zoning Ordinance, is attached hereto as Exhibit C [attached to Ordinance 09/38] and is hereby approved in all respects. Approval of the concept and detailed site plans is subject to the following special conditions:

- A. The property shall be developed only in conformance with the requirements of this Planned Development and the approved detailed site plan;
- B. All landscaping shall be installed in accordance with the approved detailed site plan;
- C. Surface materials used in the children's playground shall be fire retardant and approved by the Fire Marshal;
- D. All new signs and changes to existing signs shall comply with the Special Sign District approved for the Church and a permit required;
- E. All activities that utilize buses and other large vehicles, including, but not limited to church trips, medical screening vehicles, and bloodmobile vans, will be conducted on Church property and, in no case, shall such activity be conducted on City streets abutting the Church; and,
- F. All activities held on campus will be those of the Highland Park Presbyterian Church only.

That the Comprehensive Zoning Ordinance and Map are hereby amended to adopt a conceptual site plan ("site plan") for the redevelopment of Planned Development District No. 36 ("PD-36") for the Highland Park Presbyterian Church, on the property described as: "All of Tract No. 1 of

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the University Lake Park and Highland Park Presbyterian Church Tracts according to the plat recorded in Volume 4, Page 169, Map Records, Dallas County, Texas, and all of Lots 8 and 11, and the East ten feet (10') of Lots 7 and 12, Block B, Windsor Place Subdivision, an Addition to the City of University Park, Dallas County, Texas”, more particularly described in Exhibit “A” attached to Ordinance 18/023 and made part hereof for all purposes.

The site plan, attached hereto collectively as Exhibit “B” to Ordinance 18/023, is hereby approved as the conceptual site plan for the redevelopment of PD-36, as required by Section 17-101(1) [9.5.3] of the Comprehensive Zoning Ordinance of the City of University Park, Texas. Prior to the issuance of any building permit, a detailed site plan, prepared and presented in accordance with Section 17-101(2) [9.5.3] of the Comprehensive Zoning Ordinance, shall be required. 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. Approval of the site plan is subject to the following special conditions:

- A. The property shall be developed only in conformance with the requirements of PD-36 and the approved site plan;
- B. All landscaping shall be installed in accordance with the approved site plan;
- C. All new signs and changes to existing signs shall comply with the Special Sign District approved for the Church and a permit required;
- D. Miscellaneous Special Conditions:
 1. Utilities and Easements: Details of size and location of water and sewer lines, taps, and meters, and the location of all private utilities (gas, electric and telco services) and easements including relocations to serve the proposed development will be reviewed in accordance with city policies and approved by the Public Works Department before the issue of a building permit.
 2. Construction Fence: An 8-foot solid plywood screening fence must be installed around the construction site during construction and remain in place while construction is ongoing. The fence must be painted green, or as otherwise approved by the City Council, and installed prior to demolition of any existing structure on the subject site.
 3. Explosives. No explosives may be used in the demolition and construction on the subject property.
 4. Neighborhood Liaison. Applicant will provide a liaison during construction to respond to questions and complaints from residents and businesses. Applicant will provide notice to residents and businesses located within 2 blocks of the subject property of the name and methods of contacting the liaison 24 hours a day, seven days a week. The contact name and number will be posted on the construction site.

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5. Construction Vehicles. Construction vehicles and equipment may not be parked on City streets, except on streets closed for construction by permission of the Director of Public Works. All parking will be accommodated on-site. If additional parking is required during construction, owner will secure off-site parking and shuttle workers to the site.
6. Construction Hours. Unless written permission is granted by the Director of Community Development, construction work on the site is restricted to Monday through Saturday from 7:00 a.m. to 6:00 p.m.
7. Background Checks. All contractors must perform background checks on all construction workers prior to their working at the site. The contractors must keep the background check information on file. No registered sex offender may work on the site. Identification badges are required for all contractor employees.

That the Detailed Site Plan for Planned Development District No. 36, the Highland Park Presbyterian Church project, as required by Section 17-101(2) [9.5.3] of the Comprehensive Zoning Ordinance of the City of University Park, Texas, for the property described as Lot 8R, Block B, Windsor Place, an addition to the City of University Park, Dallas County, Texas, which is more commonly known as 3821 University Blvd., University Park, Texas, attached hereto by reference as Exhibit "A" to Ordinance 18/029 (multiple pages) and made a part hereof for all purposes, the same as if fully copied herein, is hereby approved in all respects.

That the approval of the Detailed Site Plan for PD-36 is subject to the following special conditions:

- A. Development of the property shall be in accordance with the approved Detailed Site Plan (Exhibit "A" to Ordinance 18/029), all conditions of the Ordinance amending PD-36 and adopting the Conceptual Site Plan for the Highland Park Presbyterian Church project, and all provisions of the Comprehensive Zoning Ordinance of the City of University Park;
- B. Review of this Detailed Site Plan by the Planning and Zoning Commission has previously been completed and its recommendations forwarded to the City; and,
- C. The special conditions of the ordinance amending PD-36 shall remain in full force and effect.

That the Comprehensive Zoning Ordinance and Map are hereby amended to adopt an amended detailed site plan ("site plan") for Planned Development District No. 36 ("PD-36") for the Highland Park Presbyterian Church, on the property described as: "All of Tract No. 1 of the University Lake Park and Highland Park Presbyterian Church Tracts according to the plat recorded in Volume 4, Page 169, Map Records, Dallas County, Texas, and all of Lots 8 and 11, and the East ten feet (10') of Lots 7 and 12, Block B, Windsor Place Subdivision, an Addition to the City of University Park, Dallas County, Texas", more particularly described in exhibit A to Ordinance 19-027 and made part hereof for all purposes.

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The amended site plan, attached hereto collectively as exhibit B to Ordinance 19-027, is hereby approved as the detailed site plan for PD-36, as required by the Comprehensive Zoning Ordinance of the City of University Park, Texas. The purpose of this amendment is to relocate the previously approved gymnasium from the eastern side of the campus to the central courtyard as recommended after a constructability and value engineering review was performed. The amended detailed site plan is subject to the following special conditions:

- A. The property shall be developed only in conformance with the requirements of PD-36 and the approved site plan; the new building authorized by this amendment will have an overall maximum height of 31'11", will be surrounded by existing buildings and will not be visible from outside the buildings or off the property at ground level;
- B. All landscaping shall be installed in accordance with the approved site plan;
- C. All new signs and changes to existing signs shall comply with the Special Sign District approved for the Church and a permit required;
- D. Miscellaneous Special Conditions:
 1. Utilities and Easements: Details of size and location of water and sewer lines, taps, and meters, and the location of all private utilities (gas, electric and telco services) and easements including relocations to serve the proposed development will be reviewed in accordance with city policies and approved by the Public Works Department before the issue of a building permit.
 2. Construction Fence: An 8-foot solid plywood screening fence must be installed around the construction site during construction and remain in place while construction is ongoing. The fence must be painted green, or as otherwise approved by the City Council, and installed prior to demolition of any existing structure on the subject site.
 3. Explosives. No explosives may be used in the demolition and construction on the subject property.
 4. Neighborhood Liaison. Applicant will provide a liaison during construction to respond to questions and complaints from residents and businesses. Applicant will provide notice to residents and businesses located within 2 blocks of the subject property of the name and methods of contacting the liaison 24 hours a day, seven days a week. The contact name and number will be posted on the construction site.
 5. Construction Vehicles. Construction vehicles and equipment may not be parked on City streets, except on streets closed for construction by permission of the Director of Public Works. All parking will be accommodated on-site. If additional parking is required during construction, owner will secure off-site parking and shuttle workers to the site.

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6. Construction Hours. Unless written permission is granted by the Director of Community Development, construction work on the site is restricted to Monday through Saturday from 7:00 a.m. to 6:00 p.m.
7. Background Checks. All contractors must perform background checks on all construction workers prior to their working at the site. The contractors must keep the background check information on file. No registered sex offender may work on the site. Identification badges are required for all contractor employees.

The Comprehensive Zoning Ordinance and Map are hereby amended to adopt an amended detailed site plan ("site plan") for Planned Development District No. 36 ("PD-36") for the Highland Park Presbyterian Church, on the property described as: "All of Tract No. 1 of the University Lake Park and Highland Park Presbyterian Church Tracts according to the plat recorded in Volume 4, Page 169, Map Records, Dallas County, Texas, and all of Lots 8 and 11, and the East ten feet (10') of Lots 7 and 12, Block B, Windsor Place Subdivision, an Addition to the City of University Park, Dallas County, Texas", more particularly described in Exhibit A attached to Ordinance 22-018 and made part hereof for all purposes.

The amended site plan, attached hereto collectively as Exhibit B to Ordinance 22-018, is hereby approved as the detailed site plan for PD-36, as required by the Comprehensive Zoning Ordinance of the City of University Park, Texas. The purpose of this amendment is to permit construction and maintenance of a decorative water fountain in the existing Rhodus Garden Courtyard ("the Fountain"). The amended detailed site plan is subject to the following special conditions:

- A. The property shall be developed only in conformance with the requirements of PD-36 and the approved site plan; the Fountain authorized by this amendment will be surrounded by existing buildings and not be visible from outside the buildings or off the property at ground level. The Fountain is approximately 104 square feet in area and is 5'9" wide, 18' 0" long, and 3'4" tall.
- B. All landscaping shall be installed in accordance with the approved site plan.
- C. All new signs and changes to existing signs shall comply with the Special Sign District approved for the Church and a permit required.
- D. Miscellaneous Special Conditions:
 1. Utilities and Easements: Details of size and location of water and sewer lines, taps, and meters, and the location of all private utilities (gas, electric and telco services) and easements including relocations to serve the proposed development will be reviewed in accordance with city policies and approved by the Public Works Department before the issue of a building permit.
 2. Construction Vehicles. Construction vehicles and equipment may not be parked on City streets, except on streets closed for construction by permission of the Director of Public Works. All parking will be accommodated on-site. If

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additional parking is required during construction, owner will secure off-site parking and shuttle workers to the site.

3. Construction Hours. Unless written permission is granted by the Director of Community Development, construction work on the site is restricted to Monday through Saturday from 7:00 a.m. to 6:00 p.m.
4. Background Checks. All contractors must perform background checks on all construction workers prior to their working at the site. The contractors must keep the background check information on file. No registered sex offender may work on the site. Identification badges are required for all contractor employees.

That the Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, are hereby amended by approving an amended Detailed Site Plan for Planned Development District No. 36 ("site plan") on the property described as Lot 8R, Block B, of Windsor Place Addition, an addition to the City of University Park, Dallas County, Texas, and commonly known as 3821 University Boulevard, the Highland Park Presbyterian Church.

That the site plan, attached to Ordinance 24-035, collectively as Exhibit "A" (2 pages) and made part hereof, is hereby approved as required by Section 9.5.3 of the Comprehensive Zoning Ordinance of the City of University Park, Texas, subject to the following special conditions:

- a. The Church will construct an expansion of the existing columbarium by adding approximately 680 new niches, in an existing courtyard east of the Sanctuary and enclosed by buildings on all sides. The expansion includes 4 new columbarium walls ranging in height, from 3'6" to 7'5". In addition, the expansion will include new site paving, a water feature, and new landscaping to match the existing palette, as shown on the columbarium plans, attached collectively as Exhibit "B" (2 pages) to Ordinance 24-035, and made part hereof;
- b. The columbarium will have existing trees and planting beds with evergreen shrubs, as shown in Exhibit "C" (6 pages) to Ordinance 24-035, and made part hereof;
- c. Details of the sculpture placement, water feature, and elevation renderings of the proposed niches are provided in Exhibit "D" (6 pages) [attached to Ordinance 24-305, and made part hereof;]
- d. Columbaria in Texas are regulated as cemeteries by Chapter 711 of the Texas Health & Safety Code and the provisions of that chapter, as amended from time to time, are incorporated herein by reference; this columbarium will be operated and maintained in accordance with said chapter and any rules, regulations or bylaws adopted pursuant thereto by the Highland Park Presbyterian Church;
- e. The property shall be developed only in conformance with the requirements of the Planned Development ordinance creating PD-36, any amendments thereto, including this one, and the approved site plan;

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- f. Background checks will be performed by the contractors for all construction workers prior to their working on the site. Information relating to background checks will be kept on file by the Contractor. A convicted felon or pedophile will be barred from working on the site.

(Ordinance 09/38 adopted 9/1/09, Ordinance 18/023 adopted 6/5/18, Ordinance 18/029 adopted 8/7/18, Ordinance 19-027 adopted 10/1/19, Ordinance 22-018 adopted 9/6/22; Ordinance 24-035 adopted 10/1/2024)

PD-37 University Court Addition

That the Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, are hereby amended to grant Planned Development District No. 37 (“PD-37”) for the property described as Lots 14 and 15, Block 2, University Court Addition, an Addition to the City of University Park, Dallas County, Texas, and located on the southwest corner of Dublin Street and University Boulevard (the “Property”).

The Detailed Site Plan for PD-37 (“Site Plan”), attached hereto as Exhibit “A” [attached to Ordinance 11/29], and made a part hereof for all purposes, the same as if fully copied herein, is approved as the Detailed Site Plan for said Planned Development District as required by Section 17-101(2) of the Comprehensive Zoning Ordinance of the City of University Park, Texas. Approval of the Site Plan is subject to the following special conditions:

- A. The property shall be developed only in conformance with the requirements of this Planned Development District 37 and the approved Site Plan;
- B. The Property may be used for a surface parking lot only, containing 27 parking spaces and drives as shown on the Site Plan;
- C. Additional Conditions:
 1. The detailed landscape plan included in the Detailed Site Plan shall provide the species, caliper, specific location and height of trees to be retained or installed on the site, including three (3) 4" caliper oak, 16' in height at the time of installation, to be added on the east side of the Property as shown on the Site Plan. The three (3) existing oak trees, two 30" and one 32" caliper on the north side and one (1) 20" caliper Pecan tree on the southeast corner of the Property, shall be retained.
 2. Landscaping around the monument sign shall include 4 East Palatka Holly trees, a minimum 8 feet in height with a minimum canopy of 4 feet at the time of installation, a hedge of Indian Hawthorne, and a planting bed as shown on the approved landscape plan.
 3. The tree preservation and removal plan is approved and attached hereto as an exhibit [attached to Ordinance 11/29] and incorporated into the Site Plan. All

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plant material must be irrigated and maintained in a healthy condition at all times;

4. A 30" to 32" high earthen berm, 13' 10" in width, with landscaping as shown by the Site Plan, will be added along the street frontage on Dublin Street;
 5. An externally lighted campus identity monument sign, 16-feet long and 5' 4" in height, of masonry construction, with landscaping at the base as shown on the Site Plan, will be added to the north east corner of the Property;
 6. The wood screening fence along the south side of the alley south of the Property will be extended from its present terminus west of the Property eastward to the front of the last parking space on the southeast corner of the Property;
 7. Lighting will be added to the Property in accordance with the Site Plan and shall comply with the photometric layout attached to the Site Plan;
 8. The following vehicles may not be parked within the Property:
 - a. Construction vehicles;
 - b. SMU-owned service vehicles;
 - c. Motor coaches (buses); or,
- c. Recreational vehicles.

(The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, are hereby amended to amend Planned Development District No. 37 ("PD-37"), granted by Ordinance 11/29 for the property described as Lots 14 and 15, Block 2, University Court Addition, an Addition to the City of University Park, Dallas County, Texas, and located on the south west corner of Dublin Street and University Boulevard (the "Property").

The Amended Detailed Site Plan for PD-37 ("Site Plan" herein), attached to Ordinance 21-016 as Exhibit A and made a part hereof for all purposes, the same as if fully copied herein, is approved as the Amended Detailed Site Plan for said Planned Development District as required by Section 9.5.3 of the Comprehensive Zoning Ordinance of the City of University Park, Texas. Approval of the Site Plan is subject to the following amended special conditions, currently set out in Section 2 of Ordinance 11/29:

- A. The property shall be developed only in conformance with the requirements of this Planned Development District 37 and the approved Site Plan.
- B. The property may be used for a surface parking lot only, containing 27 parking spaces and with drives as shown on the Site Plan.

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C. Additional Conditions:

1. The detailed landscape plan included in the Detailed Site Plan shall provide the species, caliper, specific location, and height of trees to be retained or installed on the site.
2. Landscaping around the monument sign shall be of the species, caliper or size, specific location, and height as shown on the approved landscape plan.
3. The tree preservation and removal plan approved and attached as an exhibit to Ordinance 11/29 and incorporated into the Site Plan. All plant material must be irrigated and maintained in a healthy condition.
4. An externally lighted campus identity monument sign, a maximum of 52 feet long and a maximum of 9 feet and 5' 4" in height, of masonry construction, with landscaping at the base as shown on the Site Plan, will be added to the north east corner of the Property; this wall will be connected to an 8' tall masonry wall that extends along the eastern edge of the property to its southern border.
5. The wood screening fence along the north side of the alley south of the Property will be removed.
6. Lighting on the Property shall be in accordance with applicable City regulations.
7. The following vehicles may not be parked within the Property:
 - a. Construction vehicles.
 - b. SMU-owned service vehicles.
 - c. Motor coaches (buses).
 - d. Recreational vehicles.

The signs authorized for the special sign district for Southern Methodist University created by Ordinance 94/10 are located by number on the map of the campus attached [to Ordinance 22-029] as Exhibit "A-1," and a description of each authorized sign by location, type, and the number of the ordinance approving it is attached to [Ordinance 22-029] as Exhibit "A-2."

The ZADAC has considered amendment of the special sign district, as requested by Southern Methodist University, to authorize additional signage for the University campus as part of an overall graphics program. That a map showing the location of each additional sign is attached [to Ordinance 22-029] as Exhibit "B-1" and a description of each authorized sign by location and type is attached [to Ordinance 22-029] as Exhibit "B-2."

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That such request was accompanied by plans which provide such details and specifications as were required by ZADAC and in the opinion of ZADAC, such graphics programs will result in the signage appearance of the area being beneficial to the public health, safety, and general welfare and in the interest of the City of University Park. ZADAC has recommended to the City Council that Ordinance 94/10 be amended in part to permit signs and other graphics in accordance with the plan.

The signs authorized for the special sign district for Southern Methodist University by Ordinance 94/10, as amended, are located by number on the map of the campus attached hereto as Exhibit "A1" and a description of each authorized sign by location, type, and the number of the ordinance approving it is attached hereto as Exhibit "A2."

The ZADAC has considered amendment of the special sign district, as requested by Southern Methodist University (the "University"), to authorize additional signage for the University campus as part of an overall graphics program. That a map showing the location of each additional sign is attached hereto as Exhibit "A1" and a description of each authorized sign by location and type is attached hereto as Exhibit "A2." That a new monument sign on the east side of Airline Road between McFarlin Boulevard and University Boulevard is approved as shown on Exhibits "B1," "B2," and "B3" attached [to Ordinance 23-026]. That a new flagpole and flags near the northwest corner of US Highway 75 and Mockingbird Lane are approved as shown on Exhibits "C1," "C2," "C3," and "C4" attached [to Ordinance 23-026], provided that a City of University Park flag, 12' x 18' in size and containing the City of University Park logo, will be flown on the flagpole on the northwest corner anytime a City of Dallas flag is flown on the flagpole on the southwest corner of US Highway 75 and Mockingbird Lane, plus any other time the University chooses to do so.

That such request was accompanied by maps, plans, drawings, and photographs which provide such details and specifications as were required by ZADAC and in the opinion of ZADAC, such graphics programs will result in the signage appearance of the area being beneficial to the public health, safety, and general welfare and in the interest of the City of University Park. ZADAC has recommended to the City Council that Ordinance 94/10 be further amended in part to permit the signs and items in accordance with the plan.

(Ordinance 11/29 adopted 11/15/11, Ordinance 21-016 adopted 6/15/21, Ordinance 22-029 adopted 11/1/2022, Ordinance 23-026 adopted 11/7/2023)

PD-38 George W. Bush Foundation

That the Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, are hereby amended to grant Planned Development District No. 38 ("PD-38") for the George W. Bush Foundation for the property more particularly described in Exhibit "A" [attached to Ordinance 10/08] attached hereto and made part hereof for all purposes.

That the concept plan for PD-38, attached hereto collectively as Exhibit "B" [attached to Ordinance 10/08], is hereby approved as the concept site plan for said Planned Development District as required by Section 17-101 of the Comprehensive Zoning Ordinance of the City of University Park, Texas. That the detailed site plan for PD-38 as required by Section 17-101(2) of the Zoning Ordinance will be submitted for review and approval prior to the issuance of any

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building permit, provided that there will be no additional public hearing required. Approval of the concept and detailed site plans is subject to the following special conditions:

- A. The property shall be developed only in conformance with the requirements of this Planned Development District and the approved detailed site plan;
- B. Uses Permitted: The permitted uses in this planned development district are for a “Presidential Center,” meaning a facility for bringing together in one place singularly or in any combination:
 - (1) The documents and artifacts of the 43rd President of the United States and his administration for study, education, and discussion;
 - (2) Exhibits and programs related to the Presidency, and in particular the 43rd President of the United States and his administration;
 - (3) Exhibits and programs related to public policy issues, societal health, safety, and welfare issues, academic matters, or cultural issues.
 - (4) Scholars for the study of and teaching about matters related to items 1-3;
 - (5) Activities typically associated with libraries or museums;
 - (6) Uses in support of, ancillary to or incidental to the primary uses described in items 1-5.

On Tract 1 and Tract 2, the permitted use is parking for the Presidential Center. Among the permitted uses on Tract 3 are library/museum, auditorium, institute, foundation offices, gift shop, and restaurant.

- C. Required Parking:
 - (1) The site plan shall provide a minimum of 290 parking spaces;
 - (2) There will be a maximum of 221 parking spaces on Tracts 1 and 2;
 - (3) Any bus parking provided on site may be located only on the eastern side of Tract 3;
 - (4) Up to 25% of all required parking spaces may be compact spaces, which may be located anywhere on Tracts 1, 2, or 3;
 - (5) The west parking lot located on Tract 1, north of SMU Boulevard shall be the primary visitor parking lot for the Presidential Center, and an entry/exit driveway shall be permitted only on Dublin Street;
 - (6) The entry/exit driveways of the parking lots on Tracts 1 (west) and 2 (east), north of SMU Boulevard, shall be designed and constructed so as to prohibit

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right turns by vehicles exiting the lots to travel north bound on Dublin Street (west) or Boedeker Street (east) respectively, through the following means, to wit: (1) Appropriate signage with “NO RIGHT TURN” designed in accordance with TxMUTCD standards shall be placed in each lot; and, (2) The entrance/exit driveways of both shall be designed and constructed with limited curb radius.

- (7) The primary overflow lot for the west parking lot shall be the SMU Parking Garage on the southeast corner of Airline Road and SMU Boulevard. The east parking lot on Tract 2 may also be used for overflow parking;
 - (8) Recreational vehicles (RVs) shall be prohibited from the east and west parking lots (Tracts 1 and 2), north of SMU Boulevard. Electronic monitoring or similar devices shall be installed, and the access drive designed, to prevent access by RVs to those lots;
 - (9) Up to 41 parking spaces will be provided below grade on the south side of the building for the Policy Institute; and,
 - (10) Up to 44 parking spaces will be provided on the east side of the building for staff parking.
- D. Development Standards: No buildings are authorized on Tracts 1 and 2. For Tract 3, the following Development Standards apply:
- (1) Height - Maximum building height is fifty-five feet (55'), as measured by the difference between the average of the highest and lowest exterior grade beam elevations of the building;
 - (2) The following structures on top of a building may project not more than twenty-five feet (25') above the maximum building height:
 - (a) Elevator penthouse or bulkhead;
 - (b) Mechanical equipment room;
 - (c) Cooling tower;
 - (d) Ornamental cupola or dome;
 - (e) Skylights;
 - (f) Clerestory;
 - (g) Visual screens that surround roof-mounted mechanical equipment; and
 - (h) Chimney and vent stacks;

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(3) Setbacks:

Front yard - 100 feet

Side yard - 100 feet

Rear yard - 10 feet;

(4) Floor Area:

The maximum floor area for buildings, excluding basements, is 225,000 square feet; and,

The maximum floor area for basements in buildings is 25,000 feet;

(5) Lot Coverage:

The maximum lot coverage is 50%;

(6) Floor Area Ratio:

The maximum floor area ratio is 0.6 (gross/site area);

E. Landscaping:

- (1) The detailed landscape plan must be in substantial compliance with the approved conceptual landscape plan;
- (2) The detailed site plan shall incorporate landscaped berms to be installed on all sides of the parking lots abutting a public street;
- (3) A masonry wall, with a minimum height of eight feet (8') and a maximum height of eleven feet (11'), shall be installed along the north property line of Tracts 1 and 2, north of a twenty foot (20') landscaped buffer, to provide screening from the single-family homes on the south side of Dyer Street. The landscape buffer between the wall and the parking lots shall incorporate trees to provide year round screening;
- (4) The parking lots north of SMU Boulevard shall be constructed so that surface parking spaces are between two feet (2') and six feet (6') below the average existing abutting grade along the north property line; and,
- (5) A 36" masonry security wall will be constructed around the primary building, inside of the property lines, as shown on the approved site plan

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F. Modifications to Detailed Site Plan: The Community Development Director may authorize changes to the Detailed Site Plan provided that such changes do not:

- (1) Change the uses permitted;
- (2) Increase the floor area or height of buildings;
- (3) Decrease the amount of required off-street parking;
- (4) Reduce building setbacks to the property line; or
- (5) Reduce the width of landscape buffers.

A decision by the Community Development Director under this subsection may be appealed to the City Council.

G. Signs:

- (1) Except as set forth in the detailed site plan, all signs must be in compliance with the City of University Park sign ordinance in effect at the time of sign permit application; and,
- (2) Appropriate signage designed to direct traffic to the primary parking lot on Tract 1 and to the overflow SMU Parking Garage shall be included with detailed site plan submittal to be approved by City Council.

H. Pedestrian Crosswalk: The pedestrian crosswalk across SMU Boulevard from the parking lot shall be designed and constructed with a High-intensity Activated Pedestrian Beacon or “HAWK” safety device or any other similar safety device to be determined by the Director of Public Works and the George W. Bush Foundation.

I. Traffic Studies Required: The George W. Bush Foundation will pay the cost of an initial traffic study to be performed approximately six (6) months after a certificate of occupancy is issued for the Presidential Center, and additional traffic studies shall be performed approximately eighteen (18) months and thirty-six (36) months after the opening of the facility to determine the impact of increased traffic to the adjacent residential neighborhood. The traffic studies shall be conducted by a consultant selected by the City Council, and the Foundation will pay the cost of the traffic studies and the cost of all traffic-control devices and/or measures deemed necessary by the City Council to mitigate traffic related impacts.

J. A photometric layout of the proposed parking lot lighting shall be submitted with the detailed site plan for staff review and approval with regard to lighting spillover on adjacent properties;

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- K. Location and capacity of utilities, including water, sanitary and storm sewer, solid waste disposal, electric and gas, shall be submitted with the detailed site plan and reviewed and approved by the Director of Public Works prior to the issuance of a building permit;
- L. The construction site will be screened with a temporary eight foot (8') screening fence of dark green or black windscreen fabric, or other material approved by the Community Development Director, and installed on a chain link fence;
- M. All trash receptacles used during construction will be placed within the screened area;
- N. The screening fence will be maintained in place at all times during construction;
- O. Fire lanes shall be placed as follows:
 - (1) The west vehicular entrance off of Dublin Street and the access drive and fire lane on the eastern side of the site shall be in place before construction and excavation commences on the primary structure; and,
 - (2) The fire lane along the south property line shall be in place before any construction activity commences above grade on the primary structure;
- P. Neighborhood Liaison: During construction, the contractor will provide a liaison to respond to questions and complaints from residents. The contractor shall provide adequate notice to residents of the name and methods of contacting the liaison 24 hours a day, seven days a week. The contact name and number will be posted on the construction site. After the Center is completed and operation of the Center begins, the Foundation will provide contact information for a community liaison person or persons representing the Center. That information will be kept current by the Foundation at all times and remain on file with the Community Development Department of the City;
- Q. Construction Vehicles: No parking of construction vehicles or equipment will be permitted on City streets. If space is available, all parking shall be accommodated on the site. If available space is inadequate, the developer shall provide off-site parking and shuttle workers to the site. Parking of construction vehicles on City streets which are closed for construction must be approved by the Director of Public Works.
- R. Construction Hours: Unless written permission is granted by the Director of Public Works, construction work on the site is restricted to Monday through Saturday from 7:00 a.m. to 6:00 p.m.; and,
- S. Background Checks: Background checks will be performed by the contractors for all construction workers prior to them working on the site. Information relating to background checks will be kept on file by the contractors. A convicted felon or pedophile will be barred from working on the site.

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That Planned Development District-38 “PD-38” for the George W. Bush Presidential Center is hereby amended to add two tracts totaling .6517 acre in the Joel Sykes Survey, abstract 1338, East University Place Addition, an addition to the City of University Park, Texas, said tracts being more particularly depicted and described in Exhibits “A” and “B” attached hereto [attached to Ordinance 10/30] and made part hereof for all purposes, the same as if fully copied herein.

The Detailed Site Plan for the additional tracts for Planned Development District No. 38, required by Section 17-101(2) of the Comprehensive Zoning Ordinance of the City of University Park, Texas, attached hereto [attached to Ordinance 10/30] as Exhibit “C” and made a part hereof for all purposes, the same as if fully copied herein, is hereby approved in all respects.

That the approval of the Detailed Site Plan for the additional tracts is subject to the following special conditions:

- A. Development of the property shall be in accordance with the approved Detailed Site Plan and all special conditions of the ordinance granting PD-38, and all provisions of the Comprehensive Zoning Ordinance of the City of University Park;
- B. This Detailed Site Plan has been reviewed and recommended for approval by the Planning and Zoning Commission; and,
- C. The special conditions of the ordinance creating PD-38, except as amended hereby, shall remain in full force and effect.

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, are hereby amended by amending Planned Development District No. 38 (“PD-38”) and an amended concept site plan for a portion of the property more particularly described in Exhibit A attached to Ordinance 21-017 and made part hereof for all purposes.

The amended concept site plan for a portion of PD-38, attached to Ordinance 21-017 collectively as Exhibit B, is hereby approved as required by the Comprehensive Zoning Ordinance of the City of University Park, Texas. That an amended detailed site plan for this portion of PD-38, consistent with Exhibit B and meeting the requirements of Section 9.5.3 of the Comprehensive Zoning Ordinance, will be submitted for review and approval prior to the issuance of any building permit, provided there will be no additional public hearings required. Section 2 of Ordinance 10/08 is amended in part as follows:

Approval of the amended concept and detailed site plans is subject to the following special conditions:

- A. The property shall be developed only in conformance with the requirements of this Planned Development and the approved amended detailed site plan.
- B. Uses Permitted: The allowed uses in this Planned Development District are for a “Presidential Center”, meaning a facility for bringing together in one place singularly or in any combination:

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- (1) The documents and artifacts of the 43rd President of the United States and his administration for study, education, and discussion.
- (2) Exhibits and programs related to the Presidency, and particularly to the 43rd President of the United States and his administration.
- (3) Exhibits and programs related to public policy issues, societal health, safety, and welfare issues, academic matters, or cultural issues.
- (4) Scholars for the study of and teaching about matters related to items 1-3.
- (5) Activities typically associated with libraries or museums.
- (6) Establishment and use of a memorial terrace, meditation court, and a private family cemetery within the enclosed area known as the Texas Rose Garden next to the Oval Office space in the museum, with landscaping, signage, and fencing as depicted in the detailed site plan.
- (7) Uses in support of, ancillary to, or incidental to the primary uses described herein.

(8)

....

G. Signs:

- (1) Except as set forth in the amended detailed site plan, all signs must comply with the City of University Park sign ordinance in effect at the time of sign permit application; and
- (2)

(Ordinance 10/08 adopted 3/23/10, Ordinance 10/30 adopted 9/7/10, Ordinance 21-017 adopted 6/15/21)

PD-39 Potomac Park Blocks C and D, Single-Family Cluster Housing

That the Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, are hereby amended to grant Planned Development District No. 39 (“PD-39”) for single-family cluster housing for the property described as Lots 1-7, Block C and Lots 1-7, Block D of Potomac Park, Second Installment, an addition to the City of University Park, Dallas County, Texas.

That the Detailed Site Plan for PD-39, incorporated herein by reference collectively as Exhibit “A” [attached to Ordinance 10/20], the same as if fully copied herein, is hereby approved as required by Section 17-101(2) of the Comprehensive Zoning Ordinance of the City of University Park, Texas. Approval of the Detailed Site Plan is subject to the following special conditions:

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- A. The property shall be developed only in conformance with the requirements of this Planned Development District, the Detailed Site Plan approved hereby, and all other provisions of the Comprehensive Zoning Ordinance as may apply;
- B. Uses Permitted: The allowed use in this Planned Development District is for single-family cluster housing, plus accessory uses of garages, swimming pool, and cabana, to be developed in two phases, as shown on the Detailed Site Plan;
- C. Required Parking: Two (2) off-street parking spaces will be provided for each single-family dwelling unit in the Planned Development District, plus an additional 14 inset parallel parking spaces will be provided by developer on Normandy. Inset parking spaces on the north side of Normandy will be constructed with the first phase and inset parking spaces on the south side of Normandy will be constructed with the second phase, as shown on the Detailed Site Plan;
- D. Development Standards:

The following Development Standards shall apply:

- (1) Height - Maximum building height is thirty-five feet (35') as measured from the top of the slab to the top of the ridge, provided that decorative finials and chimneys may project an additional four feet (4'), with a maximum roof pitch of 6:12;
- (2) Lot Size and Density: There will be thirty-six (36) single-family lots varying in size from a minimum of 2,739 square feet to a maximum of 4,190 square feet in area, an overall density of 13.5 units per acre;
- (3) Setbacks*:

From Alley: 12.5 feet

From Roland: 5 feet

From Lomo Alto: 5 feet

From Normandy 10 feet

From interior lot lines: 0-7.5 feet

*Refer to Detailed Site Plan for setbacks for specific lots;

- (4) Floor Area:

There will be four typical units, A-D, each with three floors, access drives, established floor plans, yard and enclosed garage, accessed by a mutual access easement off Normandy or the adjacent alley as shown on the Detailed Site Plan. The maximum floor area for units in square feet (s.f.) is as follows:

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Type:	Unit A:	Unit B:	Unit C:	Unit D:
Floor area - Air Conditioned	2,981 s.f.	3,491 s.f.	3,294 s.f.	3,136 s.f.
Garage, Balconies	507 s.f.	554 s.f.	551 s.f.	626 s.f.
Total Floor Area	3,488 s.f.	4,045 s.f.	3,845 s.f.	3,762 s.f.

- (5) Lot Coverage: The maximum impervious coverage is 75% in any phase; and,
 - (6) Maximum Plate Height shall be twenty-eight feet (28') measured from the top of the slab, provided that the elevator shaft and the front entry tower for each unit shall [have] a maximum plate height of thirty feet (30');
- E. Landscaping: The landscape development plan shall provide details by species and caliper of existing trees to be retained on the site, existing trees to be removed and new trees to be provided for each phase. All landscape material will be installed in accordance with the approved landscape development plan and will be perpetually maintained by the homeowners' association to be created by the developer. Planter pots located within individual courtyards will be maintained by the homeowner. The entire landscaped area of the District will be irrigated by a common meter for each phase. This system will be perpetually maintained by the homeowners' association;
- F. No detached accessory structures shall be permitted, except a swimming pool and cabana as shown on the Detailed Site Plan;
- G. Location and capacity of utilities, including water, sanitary and storm sewer, solid waste disposal, electric and gas, shall be submitted with the Detailed Site Plan and reviewed and approved by the Director of Public Works prior to the issuance of a building permit;
- H. No gables or dormers will be allowed above the 2nd story plate line;
- I. Location of Dwellings and Structures: Only one building may be located upon a lot. Building configuration will be in accordance with the approved Detailed Site Plan. Each dwelling shall face or front upon a public street or mutual access easement as provided for in the approved Detailed Site Plan, but no dwelling shall face or front an alley;
- J. Third Story Occupancy: Third story floor area shall not exceed an area equal to 33% of the air conditioned floor area of the dwelling unit or 1000 square feet, whichever is greater;
- K. Location of Garages: A garage shall not face or open onto Lomo Alto Drive or Normandy Avenue. Garages may only face and open onto the mutual access easement or the rear alley;
- L. Location of Swimming Pools, Hot Tubs and Spas: No swimming pools will be allowed other than the pool approved on the Detailed Site Plan. Hot tubs or spas will

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be allowed within the courtyards on individual lots, provided they meet all applicable codes and ordinances of the City of University Park;

- M. Required Fencing: Fences will be allowed in accordance with the approved Detailed Site Plan;
- N. Special Yard Requirements: Nothing herein is intended to allow the obstruction of a corner lot sight line as otherwise provided for in the Code of Ordinances.

(1) Side

- i. There shall be a side yard setback of 5' on the street side of all corner lots;
- ii. There shall be a minimum required interior side yard setback of 5' along lot lines adjacent to '0' zero lot lines. (Refer to approved Detailed Site Plan);
- iii. Window sills, belt courses, cornice details and other architectural features may not project more than two inches (2") over a '0' zero lot line setback;
- iv. Eaves may not project more than two inches (2") over a '0' zero lot line setback. Gutters are allowed provided all downspouts located adjacent to a zero lot line shall be tied into an underground drainage system;
- v. Eaves may not project more than eighteen inches (18") into a required side yard setback;
- vi. No chimneys shall be allowed to project into the required side yard setback; and,
- vii. All yards other than those facing Normandy or the mutual access easement or the alley shall be considered side yards.

(2) Rear

- i. The minimum rear yard setback from the alley shall be 12.5'. All other yards other than those facing Normandy, the mutual access easement or the alley shall be considered side yards; and,
- ii. Every part of the rear yard shall be open and unobstructed to the sky from a point 30" above the ground. Courtyard walls which are less than four feet (4') in height may project up to 2.5 feet into the required setback. Window sills, belt courses, cornices, roof overhangs and other architectural features may not project more than 18" into the required rear yard.

(3) Front

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- i. All yards facing Normandy shall be considered front yards;
- ii. No more than 50% of the lot width facing Normandy may have a building setback of 10'. The remaining portion of the lot will have a building setback of 20'. Courtyard walls of 4' or less in height may project up to 1 foot into the required front yard setback. Under no circumstance shall a courtyard wall be less than 9' from the property line along Normandy Avenue; and,
- iii. Retaining walls of 24" or less are allowed in the front yards facing Normandy and the side yards facing Lomo Alto Drive and Roland Avenue.

O. Special Conditions:

- (1) All improvements in the public rights-of-way shall be in accordance with City of University Park standards and specifications;
- (2) The Director of Public Works will review and approve all details relating, but not limited to, on-site and off-site drainage improvements, size and location of trash receptacles, size and location of water and sanitary sewer lines, number, size, and location of water meters, and the location and connections to all other utilities to serve the development;
- (3) The proposed 8" water line shall be installed by the developer;
- (4) Utility poles installed for the sole purpose of providing private service shall be located on private property;
- (5) Fire hydrants and associated water lines shall be installed by the developer as approved by the Director of Public Works and the Fire Marshal in conjunction with the 24 inch water main;
- (6) The City will make all water taps and meter installations;
- (7) Developer will install one large tap and meter to serve all six fire service lines and irrigation system to provide adequate fire flow for the sprinkler system;
- (8) The Home Owners' Association agreements with regard to covenants and restrictions will be reviewed by staff prior to the issuance of a building permit;
- (9) The mutual access easement agreement must be filed in the Deed Records of Dallas County, Texas, before the issuance of a building permit.

- P. Building Walls: All structures shall be constructed to provide a one-hour, non-combustible, fire-resistant wall when the setback is zero feet from the property line. Such wall shall be constructed in accordance with the International Residential Code,

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as adopted by the City of University Park. In addition, no plumbing or mechanical penetrations will be allowed in any wall that is located on a zero setback from the property line. No gables or dormers will be allowed above the second story plate line;

- Q. Neighborhood Liaison: During construction, the contractor will provide a liaison to respond to questions and complaints from residents. The contractor shall provide adequate notice to residents of the name and methods of contacting the liaison 24 hours a day, seven days a week. The contact name and number will be posted on the construction site;
- R. Construction Vehicles: No parking of construction vehicles or equipment will be permitted on City streets, except for streets which are adjacent to the construction or closed for construction;
- S. Construction Hours: Unless written permission is granted by the Director of Public Works, construction work on the site is restricted to Monday through Friday from 7:00 a.m. to 6:00 p.m. and 8:00 a.m. to 6:00 p.m. on Saturdays.
- T. The construction site will be screened with a temporary eight foot (8') screening fence of dark green or black windscreen fabric, or other material approved by the Community Development Director, and installed on a chain link fence;
- U. All trash receptacles used during construction will be placed within the screened area;
- V. The screening fence will be maintained in place at all times during construction; and,
- W. All AC units facing a public street shall be screened by evergreen shrubs.

That the Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, are hereby amended by amending a portion of Planned Development District No. 39 ("PD-39") to provide for single-family housing for the property described as Lots 1-7, Block C, of Potomac Park, Second Installment, an addition to the City of University Park, Dallas County, Texas (the "property").

That the amended Detailed Site Plan for the property, attached hereto and incorporated herein by reference collectively as Exhibit "A," to Ordinance 13/16 the same as if fully copied herein, is hereby approved as required by Section 17-101(2) of the Comprehensive Zoning Ordinance of the City of University Park, Texas, as the Detailed Site Plan for the property subject to the following special conditions:

- A. The property shall be developed only in conformance with the requirements of this ordinance, the amended Detailed Site Plan approved hereby, and all other provisions of the Comprehensive Zoning Ordinance as may apply;
- B. Uses Permitted: The allowed use in this Planned Development District is for single-family housing, plus permitted incidental and accessory uses, including attached garages and swimming pools, as shown on the Detailed Site Plan;

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C. Required Parking: Two (2) enclosed spaces in a garage and two off-street parking spaces at grade level will be provided for each single-family dwelling unit in this portion of the Planned Development District, as shown on the Detailed Site Plan;

D. Development Standards:

The following Development Standards shall apply:

(1) Height - Maximum building height is thirty-five feet (35') as measured from the top of the slab to the top of the ridge, with a maximum roof pitch of 8:12. The maximum number of stories per dwelling unit is 2;

(2) Lot Size; house size: There will be nine (9) single-family lots varying in size from a minimum of 6,000 square feet to a maximum of 7,500 square feet in area. Gross floor area of the units, excluding garage, shall range from 3,500 square feet to 6,800 square feet;

(3) Yards and setbacks:

Setback from Alley: 12.5 feet

Setback from Roland: 5 feet

Setback from Lomo Alto: 5 feet

Setback from Normandy: 20 feet

Setbacks from interior lot lines: 1–7 feet, as shown on the Detailed Site Plan;

(4) Lot Coverage: The maximum impervious coverage is 75% for any platted lot;

(5) Maximum Plate Line Height shall be twenty-four feet, six inches (24' 6") measured from the top of the slab, provided that the elevator shaft and the front entry tower for each unit shall have a maximum plate height of thirty feet (30');

(6) Surface paving shall be done with pavers, engineered with a permeable surface to allow for percolation;

(7) Roofing materials shall be tile, slate, or standing seam metal; and,

(8) Exterior facades or walls of building and structures shall be constructed with brick, stone, stucco or any combination thereof;

E. Landscaping: The landscape development plan shall provide details by species and caliper of existing trees to be retained on the site, existing trees to be removed and new trees to be provided. All landscape material will be installed in accordance with the approved landscape development plan. Each platted lot shall have a minimum of twelve (12) five gallon evergreen shrubs or equivalent. Ground cover may be substituted for evergreen shrubs. Each dwelling unit will have a minimum of one (1) six inch (6") caliper tree in the front yard;

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- F. Location and capacity of utilities, including water, sanitary and storm sewer, solid waste disposal, electric and gas, shall be submitted with the building construction plans and reviewed and approved by the Director of Public Works prior to the issuance of a building permit;
- [G. Reserved.]
- H. Driveways located in the front yard: Circular drives are permitted in the front yards of lots that are a minimum of fifty feet (50') in width, as shown on Exhibit "A," to Ordinance 13/16 and "flag" driveways are permitted in the front yards of lots that are a minimum of forty-five feet (45') in width;
- I. Location of Garages: All garages shall provide direct access to the rear alley;
- J. Location of swimming pools, hot tubs and spas: Swimming pools, hot tubs and spas are permitted within the courtyards of each lot, provided they meet all applicable codes and ordinances of the City of University Park;
- K. Required Fencing: Fences will be allowed in accordance with the approved Detailed Site Plan;
- L. Special Yard Requirements:

Nothing herein is intended to allow the obstruction of a corner lot sight line as otherwise provided for in the Code of Ordinances.

(1) Side Yards

- i. There shall be a side-yard setback of 5' on the street side of all corner lots, and interior lot side-yard setbacks as shown on the Detailed Site Plan, with a 1' setback on one lot and a 7' setback on the abutting lot;
- ii. Window sills, belt courses, cornice details and other architectural features may not project more than two inches (2") over a 1' interior lot side-yard setback;
- [iii. Reserved.]
- iv. Eaves may not project more than two inches (2") over a 1' interior lot side-yard setback. Gutters are allowed, provided all downspouts located adjacent to a 1' interior side-yard setback shall be tied into an underground drainage system;
- v. Eaves may not project more than eighteen inches (18") into a required 7' interior lot side-yard setback;
- vi. Chimneys shall be allowed to project up to 2' into the required 7' interior lot side-yard setback; and,

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(2) Rear Yard

- i. The minimum rear-yard setback from the alley shall be 12.5'; and,
- ii. Every part of the rear yard shall be open and unobstructed to the sky from a point 30" above the ground. Window sills, belt courses, cornices, roof overhangs and other architectural features may not project more than 18" into the required rear yard.

(3) Front Yards

- i. All yards facing Normandy shall be considered front yards;
 - ii. All lots will have a minimum front-yard building setback of 20'.
- M. Exterior lighting shall be installed and located so that intensity of the illumination measured at the property line shall not exceed 0.5 footcandle;
- N. Building Walls: All structures shall be constructed to provide a one-hour, noncombustible, fire-resistant wall when the setback is zero feet from the property line. Such walls shall be constructed in accordance with the International Residential Code, as adopted by the City of University Park. In addition, no plumbing or mechanical penetrations will be allowed in any wall that is located on a zero setback from the property line. No gables or dormers will be allowed above the second story plate line;
- O. Neighborhood Liaison: During construction, the contractor will provide a liaison to respond to questions and complaints from residents. The contractor shall provide adequate notice to residents of the name and methods of contacting the liaison 24 hours a day, seven days a week. The contact name and number will be posted on the construction site;
- P. Construction Vehicles: No parking of construction vehicles or equipment will be permitted on City streets, except for streets which are adjacent to the construction or closed for construction;
- Q. Construction Hours: Unless written permission is granted by the Director of Public Works, construction work on the site is restricted to Monday through Friday from 7:00 a.m. to 6:00 p.m. and 8:00 a.m. to 6:00 p.m. on Saturdays, except holidays as specified by City ordinance.[;]
- R. The construction site will be screened with a temporary eight foot (8') screening fence of dark green or black windscreen fabric, or other material approved by the Community Development Director, and installed on a chainlink fence;
- S. All trash receptacles used during construction will be placed within the screened area;

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- T. The screening fence will be maintained in place at all times during construction; and,
- U. All AC units facing a public street shall be screened by evergreen shrubs.

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, are hereby amended by amending Planned Development District No. 39 (PD-39) as it applies to the property described as Lot 7, Block C, Courtyards at Normandy South, an addition to the City of University Park, Texas, Dallas County, Texas, commonly known as 4513 Normandy Avenue, by adoption of an amended detailed site plan (“site plan”) authorizing installation of an inground spa and feature wall, which site plan is attached hereto in multiple sheets as Exhibit “A” [to Ordinance 25-015] and made a part hereof for all purposes, the same as if fully copied herein.

The City Council finds that the site plan contains the data required by Section 9.5 of the Comprehensive Zoning Ordinance for a “detailed site plan.” Because the site plan meets the final requirements of the zoning ordinance for this property, the Building Inspector is authorized to issue the necessary permits for construction of the improvements shown on Exhibit “A” [to Ordinance 25-015] upon application in the usual manner and payment of the required fees.

Approval of the site plan for this portion of Planned Development District No. 39 is subject to the following special conditions:

- A. Development of the property shall be in accordance with the site plan approved hereby as provided in the Comprehensive Zoning Ordinance of the City of University Park. Unless otherwise defined herein, all terms used herein shall have the respective definitions assigned to them in the Comprehensive Zoning Ordinance.
- B. The uses on the property shall be residential only and related accessory land uses allowed herein, in the land use statement of the application adopted by reference and shown on the site plan.
- C. Site Plan; Building Details. The configuration, development standards, landscaping, and special conditions of the inground spa and feature wall are summarized in Exhibit “A” [to Ordinance 25-015] and the Land Use Statement of the zoning application and are adopted and made part hereof by reference.
- D. Construction Hours. Unless written permission is granted by the Director of Community Development, construction work on the site is restricted to Monday through Friday from 7:00 am to 6:00 pm and 8:00 am to 6:00 pm on Saturdays but not permitted on the holidays listed in the ordinances of the City.

(Ordinance 10/20 adopted 6/15/10, Ordinance 13/16 adopted 4/16/13; Ordinance 25-015 adopted 7/1/2025)

PD-40 East University Place Addition

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That the Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, are hereby amended to grant Planned Development District No. 40 (“PD-40”) for the property described as 7.5991 acres, more or less, being part of Lot 1A, Block 4 of East University Place Addition, an Addition to the City of University Park, Dallas County, Texas, and being more particularly described in Exhibit “A” [attached to Ordinance 11/32] attached hereto and made part hereof for all purposes, the same as if fully copied herein (the “Property”).

The Detailed Site Plan for PD-40 (“site plan”), attached hereto as Exhibit “B” [attached to Ordinance 11/32] and made a part hereof for all purposes, the same as if fully copied herein, is approved as the Detailed Site Plan for said Planned Development District as required by Section 17-101(2) of the Comprehensive Zoning Ordinance of the City of University Park, Texas. Approval of the site plan is subject to the following special conditions:

- A. The Property shall be developed only in conformance with the requirements of this ordinance granting the planned development district and the site plan;
- B. Uses Permitted: The permitted uses in this planned development district shall include a parking garage, residential student housing complex and a dining facility for Southern Methodist University (“SMU”). In addition to the uses as shown on the site plan, all uses which are permitted in the UC-1 zoning district under Section 20-102 of the Comprehensive Zoning Ordinance will be permitted in PD-40.
- C. Required Parking:
 1. Parking requirements for all development in PD-40 shall be in accordance with Section 26-103 of the Comprehensive Zoning Ordinance.
 2. The parking garage shall provide a minimum of 750 parking spaces.
- D. Development Standards:
 1. Building setbacks: All development in PD-40 shall comply with building heights and building setbacks as permitted in the UC-1 zoning district, with the exception of the following setbacks:
 - (a) The parking garage located west of and abutting Dublin Street shall be aligned with the Crum Center and set back fourteen feet (14'), measured from the property line along Dublin Street.
 - (b) The buildings for the residential student housing complex located west of and abutting Dublin Street, and north of and abutting Airline Road, shall provide for a minimum building setback of twenty-five feet (25'), measured from the property line on Dublin Street and Airline Road.
 2. All other building setbacks: Except for building setbacks provided for in Section D1 (a) and (b) above, all other setbacks in PD-40 shall comply with

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development standards provided in the Comprehensive Zoning Ordinance for the UC-1 zoning district.

3. Building Height:
 - (a) Maximum building height for the UC-1 zoning district shall apply to all development in PD-40.
 - (b) The following structures on top of a building may project not more than ten feet (10') above the maximum building height:
 - (i) Elevator penthouse or bulkhead;
 - (ii) Mechanical equipment room;
 - (iii) Cooling tower;
 - (iv) Ornamental cupola, spire, finial or dome;
 - (v) Skylights;
 - (vi) Clerestory;
 - (vii) Visual screens that surround roof-mounted mechanical equipment; and
 - (viii) Chimney and vent stacks.
4. Development Standards for Buildings: Except as otherwise indicated on the approved site plan, all buildings and structures in this PD shall be regulated by the development standards contained in the UC-1 zoning district.
- E. Landscaping: The landscape plan requires Live Oak trees to be installed along the street frontages on Dublin Street and Airline Road. Trees shall be approximately three inches (3") in caliper, a minimum of 16 feet in height and have a minimum 6 feet of canopy at the time of installation. All other landscaping, including lawn and planting beds on the Property shall be in substantial compliance with the approved landscape plan. All planting materials shown on the landscape plan, including trees, shall be irrigated and maintained in a healthy condition at all times.
- F. Modifications to Site Plan: The City Manager or his designated representative, the Community Development Director, may authorize changes to the site plan provided that such changes do not materially alter the basic relationship of the proposed development to the adjacent property, and which do not alter the uses permitted.
- G. Signs: Except as set forth in the site plan, all signs must be in compliance with the City of University Park sign ordinance in effect at the time of sign permit application.

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- H. Traffic Studies Required: SMU will pay the cost of a traffic impact analysis (“TIA”) to be performed approximately (i) thirty-six (36) months after the opening of the George W. Bush Presidential Center, or (ii) twelve (12) months after certificates of occupancy are issued for all improvements, to include the parking garage, residential student housing complex and dining facility, whichever is later. The purpose of the TIA is to determine the impact of increased traffic, if any, caused by the construction of the parking garage, residential student housing and dining facility on streets abutting the subject site, including the intersection of SMU Boulevard and Dublin Street. The TIA shall be conducted by a consultant selected by SMU and approved by the City. SMU will pay the cost of the TIA and the cost of all improvements, traffic-control devices and/or measures deemed reasonably necessary by the City to mitigate traffic-related impacts roughly proportional to the impact of the residential student housing complex, dining facility and parking garage identified by the TIA.
- I. External Lighting: Developments abutting Dublin Street and Airline Road shall be in substantial compliance with the photometric layout attached to the site plan.
- J. Utilities: Details for the location and capacity of utilities on the subject site, including water, sanitary and storm sewer and electric, shall be submitted with the building permit application for review and approval of the Director of Public Works prior to the issuance of a building permit.
- K. Fire lanes: All fire lanes and fire protection systems shall be approved by the Fire Marshal prior to the issue of a building permit.
- L. Construction Vehicles: No parking of construction vehicles or equipment will be permitted on City streets. If space is available, all parking shall be accommodated on the site. If available space is inadequate, SMU shall provide off-site parking and shuttle workers to the site. Parking of construction vehicles on City streets which are closed for construction must be approved by the Director of Public Works.
- M. Construction Hours: Unless written permission is granted by the Director of Public Works, construction work on the site is restricted to Monday through Saturday from 7:00 a.m. to 6:00 p.m.

(Ordinance 11/32 adopted 12/20/11)

PD-41

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, as heretofore amended, are hereby amended by creating Planned Development District No. 41 (PD-41) on the property described as a 1.833 acre tract of land in the Jefferson Tilley Survey, Abstract No. 1480, in the City of University Park, Dallas County, Texas, and commonly known as 2651 Fondren Drive, University Park, Texas, more particularly described in Exhibit “A” [to Ordinance 17/016] and made part hereof for all purposes, by adopting a detailed site plan (“site plan”), authorizing land uses for PD-41, which site plan is attached hereto in multiple sheets as Exhibit “B” [to Ordinance 17/016] and made a part hereof for all purposes, the same as if fully copied herein. That the site plan contains the data required by Section 17-101(2) of the Comprehensive

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Zoning Ordinance, and is hereby approved in all respects. The detailed site plan has been reviewed and approved unanimously by the Planning and Zoning Commission.

Approval of the site plan for Planned Development District No. 41 is subject to the following special conditions:

- A. Site Plan; Regulations. Development of the property shall be in accordance with the detailed site plan approved hereby as provided in the Comprehensive Zoning Ordinance of the City of University Park. Unless otherwise defined herein, all terms used herein shall have the respective definitions assigned to them in the Comprehensive Zoning Ordinance. Except as otherwise provided herein or in the site plan, the requirements of the “C” Commercial District contained in Section 23-106 of the zoning ordinance shall apply to this PD-41;
- B. Building. The building is 43,575 square feet in gross floor area, as shown by the site plan and no addition to such building, nor any accessory building, is permitted on the property;
- C. Permitted Uses. The uses permitted in the building shall be those allowed in the “C” Commercial District under the Use Table in Section 20-101 of the zoning ordinance; and
- D. Parking Standards. 69 on-site parking spaces are provided on private property and 13 parking spaces. These parking spaces shall be maintained as the required parking for this PD-41.

(Ordinance 17/016 adopted 6/6/17)

PD-42

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, are hereby amended by creating Planned Development District No. 42 (“PD-42”) on the property described as Lot 21R, Block 68, University Heights No. 7, an Addition to the City of University Park, Dallas County, Texas, and commonly known as 3531 E. Northwest Highway, University Park, Texas, by adopting a detailed site plan (“site plan”) authorizing primary and accessory land uses for PD-42. The site plan is attached hereto in multiple sheets as Exhibit “A” to Ordinance 18/022 and made a part hereof for all purposes, the same as if fully copied herein. That the site plan contains the data required by Section 17-101(2) [9.5.3] of the Comprehensive Zoning Ordinance, and is hereby approved in all respects.

Approval of the site plan for Planned Development District No. 42 is subject to the following special conditions:

- A. Development of the property shall be in accordance with the site plan approved hereby as provided in the Comprehensive Zoning Ordinance of the City of University Park. Unless otherwise defined herein, all terms used herein shall have the respective definitions assigned to them in the Comprehensive Zoning Ordinance;

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- B. The uses on the property shall be those allowed herein and shown on the site plan for PD-42 as adopted hereby;
- C. Site Plan: The components, configuration, development standards and special conditions required for the improvements in PD-42 are summarized as follows:
1. Permitted Uses. The uses/activities to be accommodated in the PD are shown on the site plan and summarized as follows:
 - (a) Municipal elevated water storage facility of the City of University Park; and
 - (b) Wireless communication antennae, stealth screening to conceal antennae, ground mounted equipment and related appurtenances.
 2. Height: The existing water tower is a maximum height of 175'; wireless communications antennae and stealth screening will be mounted on the side of the water storage column below the bowl, at an elevation of approximately 89'; mounting shall be as required and approved by the Public Works Department of the City of University Park.
 3. Setbacks (existing):
 - (a) Front yard: 51';
 - (b) Side yards: 6';
 - (c) Rear yard: 12.5'.
 4. Miscellaneous Special Conditions:
 - (a) Signage: All new signs on the site must comply with the City of University Park sign regulations in effect at the time of the sign permit application;
 - (b) Utilities and Easements: Electrical power shall be provided and regulated through ground mounted equipment at the base of the tower within a space of 8' x 14' (112 square feet); additional conditions may be imposed on provider in accordance with City Codes and lease agreements. Details of size and location of all private utilities to serve the proposed development will be reviewed in accordance with city policies and approved by the Public Works Department before the issue of a building permit;
 - (c) Fence: The site will be fenced as shown on the site plan; and
 - (d) Construction traffic will access the site by Northwest Parkway only.

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(Ordinance 18/022 adopted 6/5/18)

PD-43

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, as heretofore amended, are hereby amended by creating Planned Development District No. 43 (PD-43) on the property described as Lot 8, Block 1, Amending Plat of Windsor Park Addition, an Addition to the City of University Park, Dallas County, Texas, according to the plat thereof recorded in Volume 91193, Page 1826, Map Records of Dallas County and commonly known as 3830 Windsor Parkway, University Park, Texas, by adopting a detailed site plan (“site plan”), authorizing single-family residential and accessory land uses for PD-43, which site plan is attached hereto in multiple sheets as Exhibit “A” [to Ordinance 20-017] and made a part hereof for all purposes, the same as if fully copied herein. The City Council finds that the site plan contains the data required by Section 9.5 of the Comprehensive Zoning Ordinance for a “detailed site plan”. Because the site plan meets the final requirements for a “detailed site plan” under the zoning ordinance, there is no need for any additional notice or public hearing, and the Building Inspector is authorized to issue the necessary permits for construction of the improvements shown on Exhibit “A” [to Ordinance 20-017] upon application in the usual manner and payment of the required fees.

Approval of the site plan for Planned Development District No. 43 is subject to the following special conditions:

- A. Development of the property shall be in accordance with the detailed site plan approved hereby as provided in the Comprehensive Zoning Ordinance of the City of University Park. Unless otherwise defined herein, all terms used herein shall have the respective definitions assigned to them in the Comprehensive Zoning Ordinance.
- B. The uses on the property shall be single-family residential and accessory land uses allowed herein and shown on the site plan for Planned Development District 43, PD-43, as adopted hereby.
- C. Site Plan: The building components, configuration, development standards, landscaping, and special conditions required for the proposed improvements are summarized on Exhibit “A” [to Ordinance 20-017].
- D. Construction Hours. Unless written permission is granted by the Director of Community Development, construction work on the site is restricted to Monday through Friday from 7:00 am to 6:00 pm and 8:00 am to 6:00 pm on Saturdays.

(Ordinance 20-017 adopted 10/6/20)

PD-44

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, as heretofore amended, are hereby amended by creating Planned Development District No. 44 (PD-44) on the property **described** as Lots 12-15, Block 4, Preston Heights Addition, an Addition to the City of University Park, Dallas County, Texas, according to the plat thereof recorded in

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Volume 1, Page 509, Map Records of Dallas County and commonly known as 6709 Preston Road, University Park, Texas, more particularly described in Exhibit “A” [to Ordinance 20-021] attached hereto and made part hereof for all purposes, by adopting a detailed site plan (“site plan”), authorizing retail and accessory land uses for PD-44, which site plan is attached hereto in multiple sheets as Exhibit “B” [to Ordinance 20-021] and made a part hereof for all purposes, the same as if fully copied herein.

The City Council finds that the site plan contains the data required by Section 9.5 of the Comprehensive Zoning Ordinance for a “detailed site plan”. Because the site plan meets the final requirements for a “detailed site plan” under the zoning ordinance, there is no need for any additional notice or public hearing, and the Building Inspector is authorized to issue the necessary permits for construction of the improvements shown on Exhibit “B” [to Ordinance 20-021] upon application in the usual manner and payment of the required fees.

Approval of the site plan for Planned Development District No. 44 is subject to the following special conditions:

- A. Development of the property shall be in accordance with the detailed site plan approved hereby as provided in the Comprehensive Zoning Ordinance of the City of University Park. Unless otherwise defined herein, all terms used herein shall have the respective definitions assigned to them in the Comprehensive Zoning Ordinance.
- B. The uses on the property shall be retail and accessory land uses, including drive through window and parking, allowed herein and shown on the site plan for Planned Development District 44, as adopted hereby. Store and pharmacy operating hours are limited to 8:00 a.m. to 10:00 p.m.
- C. Site Plan; Building Details: The building components, configuration, development standards, landscaping, and special conditions required for the proposed improvements are summarized in Exhibit “B” [to Ordinance 20-021]. The overall height of the building shall not exceed twenty-eight feet (28'). The building setbacks are 48' to the north property line and 48' to the east property line. The ground area of the building will be 14,504 square feet. The site will contain 39 off-street parking spaces. A drive-through window is permitted as shown on the site plan.
- D. Construction Hours. Unless written permission is granted by the Director of Community Development, construction work on the site is restricted to Monday through Friday from 7:00 am to 6:00 pm and 8:00 am to 6:00 pm on Saturdays.

(Ordinance 20-021 adopted 12/15/20)

PD-45

The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, are hereby amended by creating Planned Development District No. 45 (PD-45) as it applies to the property described as Lots 12 and 13, Block 3, Preston Heights Addition, an addition to the City of University Park, Texas, Dallas County, Texas, commonly known as 6821 Preston Road, by adoption of a detailed site plan (“site plan”) authorizing construction of a retail luxury diamond

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and jewelry store, Patek Philippe watch store, Holland and Holland gun room, display areas, business office, consumer maintenance and repair services, and event hosting area, on application by owner-occupant De Boule Diamonds, which site plan is attached hereto in multiple sheets as Exhibit "A" [to Ordinance 25-014] and made a part hereof for all purposes, the same as if fully copied herein.

The City Council finds that the site plan contains the data required by Section 9.5 of the Comprehensive Zoning Ordinance for a "detailed site plan." Because the site plan meets the final requirements of the zoning ordinance for this property, the Building Inspector is authorized to issue the necessary permits for construction of the improvements shown on Exhibit "A" [to Ordinance 25-014] upon application in the usual manner and payment of the required fees.

Approval of the site plan for this portion of Planned Development District No. 45 is subject to the following special conditions:

- A. Development of the property shall be in accordance with the site plan approved hereby as provided in the Comprehensive Zoning Ordinance of the City of University Park. Unless otherwise defined herein, all terms used herein shall have the respective definitions assigned to them in the Comprehensive Zoning Ordinance.
- B. The property shall be permitted for the uses allowed by right in a General Retail zoning district by the Comprehensive Zoning Ordinance, and related accessory land uses as shown on the site plan.
- C. Site Plan; Building Details; additional conditions. The configuration, development standards, landscaping, and special conditions of this PD are summarized as follows and in Exhibit "A" [to Ordinance 25-014] and are adopted and made part hereof:
 1. The maximum height of the building shall not exceed 47';
 2. The owner will file written agreements with businesses or other entities (HPISD) in the vicinity of the building for the provision of additional off-street valet parking for special events;
 3. The owner will not be required to provide a trash dumpster for the building;
 4. The second floor windows on the West side of the building will have opaque glass; and,
 5. All structural development must maintain the 15' alley/Druid Lane sight triangle.
- D. Construction Hours. Unless written permission is granted by the Director of Community Development, construction work on the site is restricted to Monday through Friday from 7:00 am to 6:00 pm and 8:00 am to 6:00 pm on Saturdays but not permitted on the holidays listed in the ordinances of the City.

(Ordinance 25-014 adopted 7/1/2025)