

ORDINANCE NO. 2011

AN ORDINANCE OF THE TOWN OF HIGHLAND PARK, TEXAS (the "TOWN") AMENDING **CHAPTER 14, ZONING, OF THE CODE OF ORDINANCES OF THE TOWN OF HIGHLAND PARK, TEXAS**, AMENDING THE COMPREHENSIVE SITE PLAN OF PLANNED DEVELOPMENT DISTRICT PD 2, AS ADOPTED BY ORDINANCE NO. 821 AND AMENDED BY ORDINANCE NOS. 932, 935, 1183, 1732, 1883, AND 1958; SUPPLEMENTING **CHAPTER 14 ZONING, EXHIBIT A ZONING ORDINANCE, SECTION 26 LIST OF SPECIFIC USE PERMITS, PLANNED DEVELOPMENTS AND COMBINED BUILDING SITES, 26-100**, OF THE CODE OF ORDINANCES OF THE TOWN OF HIGHLAND PARK TO ALLOW THE CONSTRUCTION OF THREE COVERED PARKING STRUCTURES IN THE NORTH PARKING LOT OF THE OFFICE BUILDING KNOWN AS 4300 MACARTHUR AVENUE; PROVIDING A VALIDITY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INCORPORATION INTO THE CODE OF ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, 4300 MacArthur Avenue is part of the Planned Development District known as PD 2, with a comprehensive site plan approved by the Town Council of the Town of Highland Park; and

WHEREAS, **Chapter 14, Zoning, of the Code of Ordinances of the Town of Highland Park, Texas**, is also known as the "Town's Zoning Ordinance;" and

WHEREAS, the property owner of 4300 MacArthur Avenue has requested approval to amend the comprehensive site plan of PD 2 to allow the construction of three covered parking structures consisting of steel frames covered with a green flame-retardant fabric material over forty (40) parking spaces in the north parking lot of the office building; and

WHEREAS, **Chapter 14, Zoning, Section 21, Amendments, 21-101 of the Code of Ordinances of the Town of Highland Park**, requires changes to the site plan to be approved by the Town Council; and

WHEREAS, the Town desires to implement those rules and regulations that protect health, life, and property and that preserve good government, order, and security of the Town and its inhabitants; and

WHEREAS, the Town is authorized by law to adopt the provisions contained herein, and has complied with all the prerequisites necessary for the passage of this ordinance; and

WHEREAS, all statutory and constitutional requirements for the passage of this ordinance have been adhered to, including, but not limited to the Open Meetings Act; and

WHEREAS, the purpose of this ordinance is to promote the public health, safety, and general welfare of the citizens of the Town of Highland Park;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HIGHLAND PARK, TEXAS:

SECTION 1. That, all matters stated hereinabove are found to be true and correct and are incorporated herein by reference as if copied in their entirety.

SECTION 2. That, the comprehensive site plan of PD 2, as amended, is hereby amended to allow the construction and installation of three covered parking structures over 40 parking spaces in the north parking lot of the office building at 4300 MacArthur Avenue, as depicted on the attached partial site plan labeled "Exhibit A." As a condition of the approval of this amendment, the property owner must maintain the covered parking structures in a first-class condition at all times. Specifically, the structures must be color-fast, with no visible fades, sags, tears, or other damage. Additionally, the carports shall be fitted and maintained with motion sensing lights for security purposes.

SECTION 3. That, **Chapter 14 Zoning, Section 26, List of Specific Use Permits, Planned Developments, and Combined Building Sites, 26-100 of the Code of Ordinances of the Town of Highland Park**, is hereby amended to add:

PD Ordinance No. 2011 - amending the comprehensive site plan of PD 2, as amended, to allow the construction and installation of three (3) covered parking structures with motion sensing lights over forty (40) parking spaces in the north parking lot of the office building at 4300 MacArthur Avenue.

SECTION 4. Validity. That, all ordinances of the Town of Highland Park in conflict with the provisions of this ordinance be, and the same are hereby superseded and all other provisions of the ordinances of the Town of Highland Park not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 5. Severability. That, should any paragraph, sentence, clause, phrase, or word of this ordinance be declared unconstitutional or invalid for any reason, the remainder of this ordinance shall not be affected.

SECTION 6. Incorporation. That, this ordinance shall be deemed to be incorporated into the Code of Ordinances of the Town of Highland Park, Texas.

SECTION 7. Effective Date. That, this ordinance shall take effect immediately following its passage, approval and publication as provided by law, and it is accordingly so ordained.

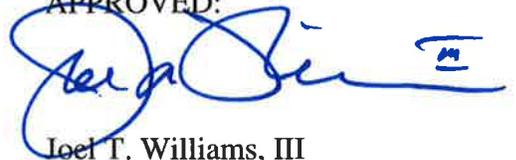
PASSED AND APPROVED on this 14th day of November 2016.

APPROVED AS TO FORM:



Matthew C.G. Boyle
Town Attorney

APPROVED:



Joel T. Williams, III
Mayor

ATTEST:



Gayle Kirby
Town Secretary

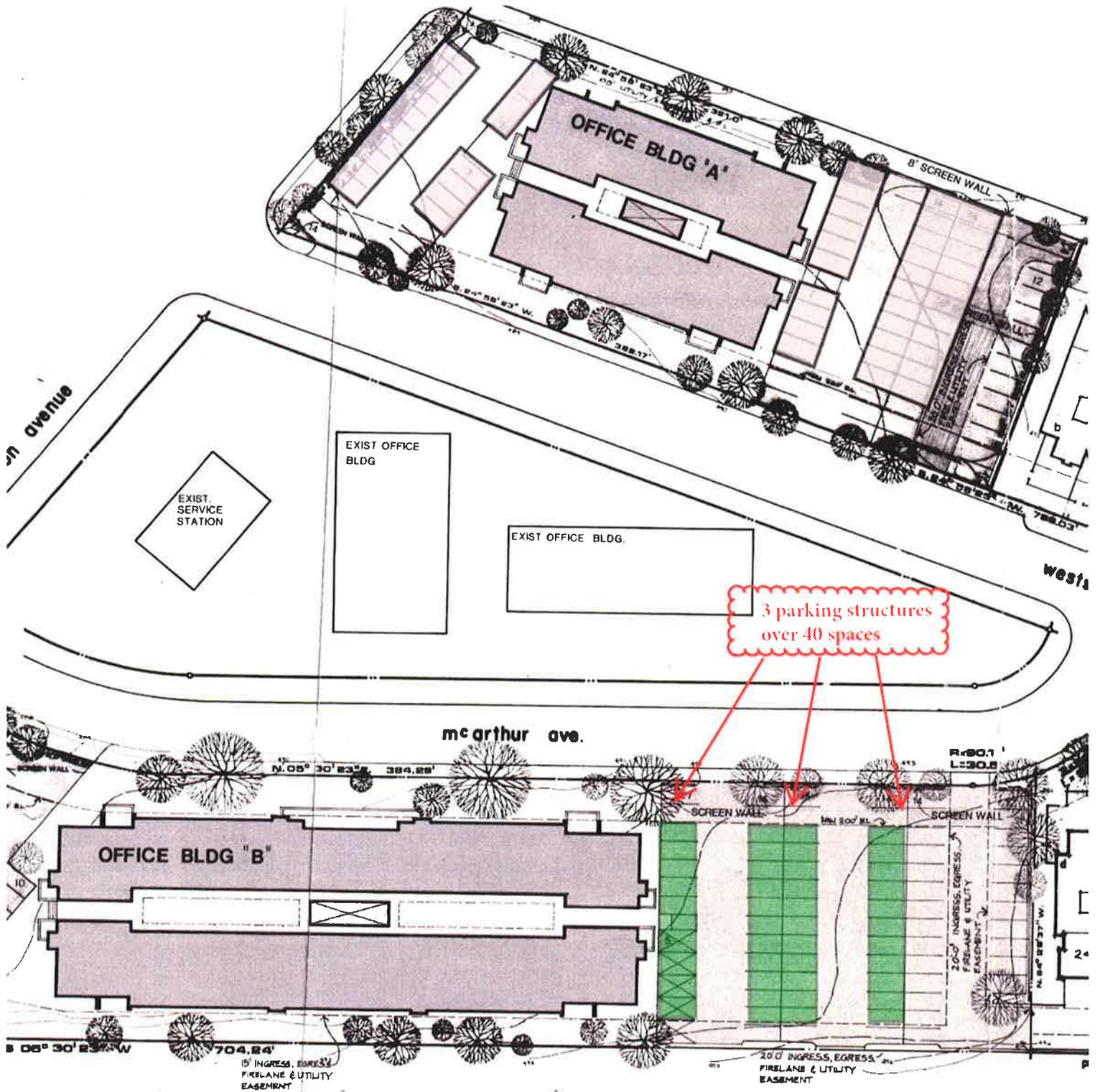


Exhibit A