

ORDINANCE NO. 2036

AN ORDINANCE OF THE TOWN OF HIGHLAND PARK, TEXAS AMENDING THE CODE OF ORDINANCES OF THE TOWN OF HIGHLAND PARK, CHAPTER 14 "ZONING," SECTION 26 "LIST OF SPECIFIC USE PERMITS, PLANNED DEVELOPMENTS AND COMBINED BUILDING SITES," 26-100 PD ORDINANCE NO. 1308, "BRADFIELD ELEMENTARY AT BLOCK 150, HIGHLAND PARK WEST ADDITION, SECOND INSTALLMENT, AN ADDITION TO THE TOWN OF HIGHLAND PARK, SECTION 2, AS AMENDED, WHICH CREATED A PLANNED DEVELOPMENT DISTRICT FOR BRADFIELD ELEMENTARY SCHOOL, TO ALLOW DEMOLITION OF THE TWO-STORY ELEMENTARY SCHOOL, CONSTRUCTION OF A THREE-STORY ELEMENTARY SCHOOL WITH UNDERGROUND PARKING, AND INSTALLATION OF A SIX-FOOT-TALL PERIMETER FENCE; PROVIDING A VALIDITY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INCORPORATION INTO THE CODE OF ORDINANCES OF THE TOWN OF HIGHLAND PARK; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Bradfield Elementary School ("Bradfield") Campus is a Planned Development ("PD") with a comprehensive site plan adopted under Ordinance No. 1308 by the Town Council on June 5, 1995; and

WHEREAS, the Highland Park Independent School District (the "District") has requested an amendment to the site plan to allow for complete reconstruction of the campus to include demolition of the two-story elementary school, construction of a three-story elementary school with underground parking, and installation of a six-foot-tall iron perimeter fence. Vehicle access to the 89-space underground parking facility is planned from Mockingbird Lane. Accessibility to the parking facility will be controlled for staff parking by an automatic gate. Visitor parking will remain along the curb on Southern Avenue and adjoining residential streets. The building will be set back 38.5 feet from the south property line (Southern Avenue), 36 feet from the west property line (Armstrong Avenue), 21 feet from the north property line (Mockingbird Lane), and 472 feet from the east property line (Douglas Avenue). The maximum height of the proposed building is 56.4 feet at the architectural tower element. The wall height of the main building will vary from three stories at a height of 47.3 feet on the west end, to one story at a height of 19.3 feet on the east end; and

WHEREAS, the District conducted a traffic evaluation (the "Traffic Study") with Binkley and Barfield, Inc., a consulting engineering firm, which concluded that with the proposed increase in the student population on this campus from 700 students to 770, and the shifting of the building to the west end of the campus, there will be no negative impact to the current traffic patterns; and

WHEREAS, representatives of the District committed to the Town Council, during a Town Council study session held on April 3, 2018, the District's willingness to enthusiastically and earnestly reassess the inclusion of the broader use of architectural enhancements distinctive to the original stylistic features and examples of the Spanish Colonial architecture of the original Bradfield building. In addition to the assurance, the District also pledged to the Town Council that it would proactively incorporate, where feasible, architectural design features attempting to visually minimize the appearance of the height and/or scale of the proposed Bradfield building. It

was understood by the Town Council that such efforts by the District would not have a material impact on the District's construction budget or construction period; and

WHEREAS, in making consideration of adopting this ordinance, the Town Council placed great trust and reliance specifically on the District's stated commitment at the April 3, 2018 Town Council study session, to enhance the appearance of the Bradfield building; and

WHEREAS, the Town's Zoning Commission reviewed this request, conducted a public hearing on January 31, 2018, and recommended approval; and

WHEREAS, the Town Council deems the adoption of this ordinance to be in the best interests of the health, safety, and welfare of the public; 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, **Chapter 14, Zoning, of the Code of Ordinances of the Town of Highland Park, Texas**, is also known as the "Town's Zoning Ordinance;"

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.

SECTION 2. That, Ordinance No. 1308, Section 2, is hereby amended as depicted in the attached: (i) site plan labeled "Exhibit A", (ii) elevations labeled "Exhibit B", and (iii) attached conditions labeled "Exhibit C" to allow construction of a three-story elementary school with underground parking and a six-foot-tall perimeter fence. The Exhibits attached hereto are incorporated herein by reference as part of this ordinance.

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

PD Ordinance No. 2036 - Amending PD Ordinance No. 1308 for John S. Bradfield Elementary School to allow redevelopment of the campus to include demolition of the existing improvements and construction of a new three-story building, an underground parking facility for eighty-nine spaces, and a six-foot-tall iron perimeter fence. The building will be set back 38.5 feet from the south property line (Southern Avenue), 36 feet from the west property line (Armstrong Avenue), 21 feet from the north property line (Mockingbird Lane), and 472 feet from the east property line (Douglas Avenue). The maximum height of the proposed building is 56.4 feet for the tower element. The wall height of the main building will vary from three stories at a height of 47.3 feet on the west end, to one story at a height of 19.3 feet on the east end.

SECTION 4. Site Plan and Elevations. In order to accommodate the District's commitment to enhance or improve the site plan and elevations for Bradfield, in the event the District wishes to alter the Exhibit A, B, or C, the Town Council can consider and approve such changes by minute order. The Town Council's discretion in its review of the revised Exhibit(s) will be fully legislative and upon approval of such minute order, the revised Exhibit(s) shall be incorporated herein by reference.

The District shall collaboratively participate in an architectural peer review with the Town's architect, Curtis & Windham Architects. Upon completion of the architectural peer review, the District and Town architects shall deliver a report of possible recommendations, including an itemized list of comments, to the District and Town.

SECTION 5. 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 6. 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.

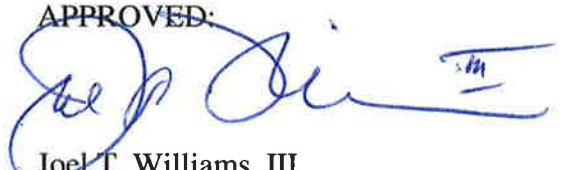
SECTION 7. Incorporation. That, this ordinance shall be deemed to be incorporated into the Code of Ordinances of the Town of Highland Park, Texas.

SECTION 8. 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 this the 9th day of April, 2018.

APPROVED AS TO FORM:

Matthew C. G. Boyle
Town Attorney

APPROVED:

Joel T. Williams, III
Mayor

ATTEST:


Gayle Kirby
Town Secretary

Exhibit A

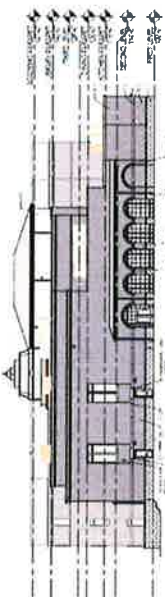


Exhibit B

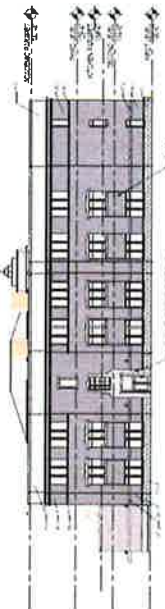


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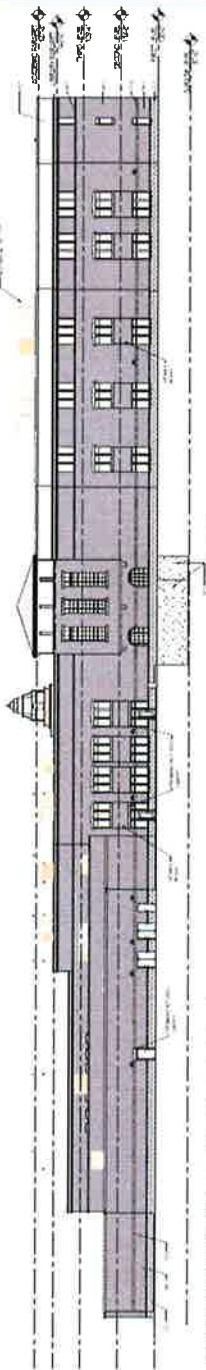
PROJECT NO. 1500000000
DATE: 10/1/2015



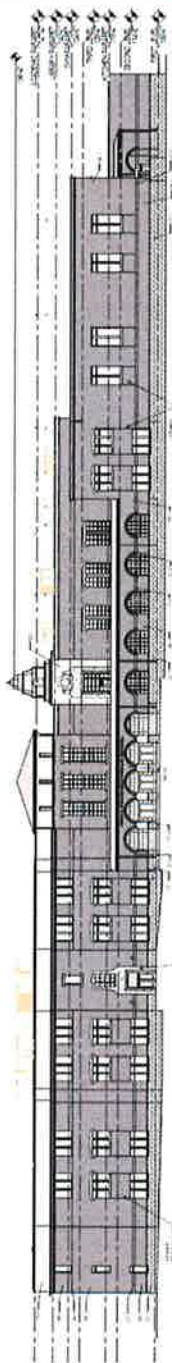
OVERALL WEST ELEVATION (View from Armstrong Avenue)



OVERALL EAST ELEVATION (View from Douglas Avenue)



OVERALL NORTH ELEVATION (View from Montgomery Lane)



OVERALL SOUTH ELEVATION (View from Southern Avenue)

EXTERIOR MATERIAL SCHEDULE		
NO.	DESCRIPTION	REMARKS
1	BRICK	CLAY BRICK
2	CONCRETE	CONCRETE
3	GLASS	GLASS
4	IRON	IRON
5	WOOD	WOOD
6	STONE	STONE
7	CEMENT PLASTER	CEMENT PLASTER
8	PAINT	PAINT
9	ROOFING	ROOFING
10	LANDSCAPE	LANDSCAPE
11	MECHANICAL	MECHANICAL
12	ELECTRICAL	ELECTRICAL
13	PLUMBING	PLUMBING
14	HVAC	HVAC
15	INSULATION	INSULATION
16	FOUNDATION	FOUNDATION
17	STRUCTURE	STRUCTURE
18	FINISHES	FINISHES
19	FIXTURES	FIXTURES
20	EQUIPMENT	EQUIPMENT
21	LANDSCAPE	LANDSCAPE
22	MECHANICAL	MECHANICAL
23	ELECTRICAL	ELECTRICAL
24	PLUMBING	PLUMBING
25	HVAC	HVAC
26	INSULATION	INSULATION
27	FOUNDATION	FOUNDATION
28	STRUCTURE	STRUCTURE
29	FINISHES	FINISHES
30	FIXTURES	FIXTURES
31	EQUIPMENT	EQUIPMENT
32	LANDSCAPE	LANDSCAPE
33	MECHANICAL	MECHANICAL
34	ELECTRICAL	ELECTRICAL
35	PLUMBING	PLUMBING
36	HVAC	HVAC
37	INSULATION	INSULATION
38	FOUNDATION	FOUNDATION
39	STRUCTURE	STRUCTURE
40	FINISHES	FINISHES
41	FIXTURES	FIXTURES
42	EQUIPMENT	EQUIPMENT
43	LANDSCAPE	LANDSCAPE
44	MECHANICAL	MECHANICAL
45	ELECTRICAL	ELECTRICAL
46	PLUMBING	PLUMBING
47	HVAC	HVAC
48	INSULATION	INSULATION
49	FOUNDATION	FOUNDATION
50	STRUCTURE	STRUCTURE
51	FINISHES	FINISHES
52	FIXTURES	FIXTURES
53	EQUIPMENT	EQUIPMENT
54	LANDSCAPE	LANDSCAPE
55	MECHANICAL	MECHANICAL
56	ELECTRICAL	ELECTRICAL
57	PLUMBING	PLUMBING
58	HVAC	HVAC
59	INSULATION	INSULATION
60	FOUNDATION	FOUNDATION
61	STRUCTURE	STRUCTURE
62	FINISHES	FINISHES
63	FIXTURES	FIXTURES
64	EQUIPMENT	EQUIPMENT
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67	ELECTRICAL	ELECTRICAL
68	PLUMBING	PLUMBING
69	HVAC	HVAC
70	INSULATION	INSULATION
71	FOUNDATION	FOUNDATION
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75	EQUIPMENT	EQUIPMENT
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78	ELECTRICAL	ELECTRICAL
79	PLUMBING	PLUMBING
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81	INSULATION	INSULATION
82	FOUNDATION	FOUNDATION
83	STRUCTURE	STRUCTURE
84	FINISHES	FINISHES
85	FIXTURES	FIXTURES
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87	LANDSCAPE	LANDSCAPE
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89	ELECTRICAL	ELECTRICAL
90	PLUMBING	PLUMBING
91	HVAC	HVAC
92	INSULATION	INSULATION
93	FOUNDATION	FOUNDATION
94	STRUCTURE	STRUCTURE
95	FINISHES	FINISHES
96	FIXTURES	FIXTURES
97	EQUIPMENT	EQUIPMENT
98	LANDSCAPE	LANDSCAPE
99	MECHANICAL	MECHANICAL
100	ELECTRICAL	ELECTRICAL
101	PLUMBING	PLUMBING
102	HVAC	HVAC
103	INSULATION	INSULATION
104	FOUNDATION	FOUNDATION
105	STRUCTURE	STRUCTURE
106	FINISHES	FINISHES
107	FIXTURES	FIXTURES
108	EQUIPMENT	EQUIPMENT
109	LANDSCAPE	LANDSCAPE
110	MECHANICAL	MECHANICAL
111	ELECTRICAL	ELECTRICAL
112	PLUMBING	PLUMBING
113	HVAC	HVAC
114	INSULATION	INSULATION
115	FOUNDATION	FOUNDATION
116	STRUCTURE	STRUCTURE
117	FINISHES	FINISHES
118	FIXTURES	FIXTURES
119	EQUIPMENT	EQUIPMENT
120	LANDSCAPE	LANDSCAPE

PRELIMINARY
NOT FOR CONSTRUCTION
No portion of these drawings shall be used for any project without the written consent of Stantec.

PROJECT NO. 1500000000
DATE: 10/1/2015

PROJECT NAME: [REDACTED]
PROJECT ADDRESS: [REDACTED]

PREPARED BY: [REDACTED]
CHECKED BY: [REDACTED]
APPROVED BY: [REDACTED]

SCALE: AS SHOWN

SHEET NO. 100
TOTAL SHEETS: 100

PD A201

Exhibit C

Traffic Study and PD Comprehensive Site Plan Conditions for Ordinance:

1. 920 feet of queue lane provided adjacent to site
2. The Parking Garage is “right-in from/right-out onto” Mockingbird and “pork chop” channelization island striping or island barrier and all necessary signage will be provided by District in coordination with Town; the island barrier will be required if determined by Town that traffic laws are not being observed by the public
3. One-time arrival/dismissal time will continue to be monitored and adjusted by school should traffic and/or pedestrian concerns be experienced
4. Intermittent traffic control devices and lane modifications at Armstrong/Southern intersection will be provided by the District to allow for a free-flowing westbound Southern Avenue and northbound Armstrong Avenue traffic per the Binkley-Barfield Traffic Study
5. High speed coiling door/gate will be provided by District at entrance to garage to prevent back-up of vehicles onto Mockingbird
6. The general public’s use of the service drive off of Mockingbird Lane will be discouraged by the District providing “No Parking” and “No Standing” signage and striping the private paving as “Loading Zone Only”
7. Dumpsters will be screened from public view with gates/doors similar to Armstrong Elementary School
8. District will provide Knox Box for fenced field gates and no general public access gates will be provided on Mockingbird Lane
9. District will provide new Fire Hydrant at the north side of the campus adjacent to the driveway ramp to the basement
10. Any illumination devices arranged and/or installed on the campus or building will be arranged so as not to cause a lighting nuisance to adjacent residential property
11. Setbacks:
 - 38.5 feet from the south property line (Southern Avenue),
 - 36 feet from the west property line (Armstrong Avenue),
 - 21 feet from the north property line (Mockingbird Lane), and
 - 472 feet from the east property line (Douglas Avenue).
12. Heights:
 - The maximum height of the proposed building is 56.4 feet at the architectural tower element.
 - The building wall heights will vary from three stories at 47.3 feet tall on the west end of the building to one story at 19.3 feet tall on the east end.