



UNIVERSITY PARK CITY COUNCIL AGENDA MEMO

Meeting Date:
4/7/2026

Item Type:
Public Hearing

Subject: Conduct a public hearing for amending Planned Development District 33 to expand the boundary for a new practice field and parking lot design. The property addresses are 4113 – 4149 Lovers, 4112-4152 Hyer, 4113 Hyer and 4102 Grassmere.
PZ 26-003

Prepared By: Keegan Littrell, P.E, Director of Public Works

Background:

Highland Park Independent School District (HPISD) would like to amend and expand Planned Development District 33 to reconfigure the three existing parking lots, turn the playfield into a new parking lot and expand the PD boundary to convert the multifamily zoned lots on Lovers and Hyer into a new practice field with parking.

Surrounding zoning:

North: Residential

East: General Retail

South: Residential

West: PD-17

Notification:

A notice of Public Hearing was published in the Daily Commercial Record on March 19, 2026.

Fiscal Impact:

Not Applicable

Budget Amendment Required

Proposed Revenue

Proposed Expenditure

Funding Source:

Master Plan Goal:

Please check the associated Theme and provide the corresponding action item number.



| | Theme | Action Item(s) |
|-------------------------------------|---------------------------|-----------------------|
| <input type="checkbox"/> | Affirming Sense of Place | |
| <input type="checkbox"/> | Assuring Connectivity | |
| <input type="checkbox"/> | Innovative Governance | |
| <input type="checkbox"/> | Technological Integration | |
| <input type="checkbox"/> | Preparing for the Future | |
| <input checked="" type="checkbox"/> | Not Applicable | |

Recommendation:

Staff recommends that the City Council approve the draft ordinance for Planned Development District 33 to expand the boundary for a new practice field and parking lot design. The property addresses are 4113 – 4149 Lovers, 4112-4152 Hyer, 4113 Hyer and 4102 Grassmere.

Committee Review (optional): The Planning and Zoning Commission conducted a Public Hearing during their regular meeting on March 10, 2026. Deliberation resulted in a recommendation for City Council to similarly conduct a Public Hearing and consider approval of an Ordinance amending Planned Development District 33.

Attachments:

- Application
- Draft Ordinance
- Summary of Responses
- Detailed site plans and renderings