



**PLANNING & ZONING COMMISSION
UNIVERSITY PARK, TEXAS**

**SUMMARY OF RESPONSES
NOVEMBER 11, 2025**

PZ 25-007

Number of Notices Mailed:	45
Number of Responses Received:	6
OPPOSED	4
IN FAVOR	2

PROPERTY: 4110 Normandy Ave
OWNER:
Xiaochun Li
4076 Lovers Ln
Dallas, TX 75225



NOTICE OF PUBLIC HEARING
PZ 25-007

The Planning and Zoning Commission of the City of University Park will conduct a public hearing at 5:00 PM on Tuesday November 11, 2025, in the Council Chambers of City Hall, 3800 University Blvd., University Park, Texas. Consideration will be given to the following items:

- PZ 25-007: Applicant Mica Nix representing the YMCA, requesting to amend Planned Development-12 (PD-12) to change the hours of operation on Sundays from 2-5pm to 1-6pm. The property address is 6000 Preston Road.

Interested parties are invited to attend the hearing and speak to the Commission. If you have any questions pertaining to this case, please call 214-987-5423. Please complete this form and return it the Monday prior to the date of the public hearing. Your reply may be emailed to jrees@uptexas.org or sent by mail/hand delivered to: Jessica Rees, City Planner, City of University Park, Community Development Department, 3800 University Boulevard, University Park, Texas 75205.

****Please Type or Use Black Ink****

(Circle one) IN FAVOR

OPPOSED

UNDECIDED

Name:
(Please Print)

Xiaochun Li

Signature:

Address:

4110 Normandy Ave, Dallas, TX 75205

Comments:

N.A.

Zoning Change and Amendment Process

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NOTE: Site plans or zoning details proposed by the applicant, may change before or during a public hearing and after this notice. However, these changes must be minor and more restrictive. If they are not minor and more restrictive, another notice must be made.

PROPERTY: 4106 San Carlos St
OWNER:
Caswell Robinson
4106 San Carlos St
Dallas, TX 75205



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****Please Type or Use Black Ink****

(Circle one) IN FAVOR OPPOSED UNDECIDED

Name: Caswell Robinson, Jr.
(Please Print)
Signature: 
Address: 4106 San Carlos
Comments: _____

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PROPERTY: 4006 Shenandoah St
OWNER:
Gail Schoellkopf
5500 Preston Rd
Ste 250
Dallas, TX 75205



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(Circle one) IN FAVOR

OPPOSED

UNDECIDED

Name:
(Please Print)

GAIL SCHOELLKOPF

Signature:

Gail Schoellkopf

Address:

4006 SHENANDOAH (and 4014 SHENANDOAH)

Comments:

Please see attached letter

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GAIL O. SCHOELLKOPF



4006 SHENANDOAH
DALLAS, TEXAS 75205
214 528-0567

Monday, November 10, 2025

Jessica Rees, City Planner

Robbie Corder, City Manager

Planning and Zoning Commission of the City of University Park University

Dear Members of the Planning and Zoning Commission

In response to the request of the Park Cities YMCA to amend the Planned Development – 12 (PD-12), I am **opposed**. I live at 4006 Shenandoah and own the property at 4014 Shenandoah. During the time of the proposal for new, larger Y building there were many discussions and meetings to come to an agreement that would lessen the impact of this Y in the middle of a residential neighborhood. Many compromises were made by the neighbors. The neighbors asked for Sunday as one day of respite from the traffic and activity that surrounds the Y. As a compromise to closing on Sundays, the existing provision in PD-12 was made for the Y to be open to indoor activity only on Sundays from 2:00 until 5:00 pm.

[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.]

To increase these hours would only increase the impact of activity on the neighbors and go against all that was so carefully worked out before. This is an encroachment on these provisions. There has already been a pattern encroachment on the provisions of PD-12 such as games, carnivals and outside practices scheduled on Sundays at various times, gate that was to be padlocked left open etc. There is no set way to monitor these provisions, but slowly the agreement is not being followed. I ask the City to not grant this change to PD-12 and protect the residents of the neighborhood.

Respectfully,

Mary Oates

From: Jessica Rees
Sent: Monday, November 10, 2025 9:15 AM
To: Mary Oates
Subject: FW: Notice of Public Hearing PZ 25-007



Jessica Rees, AICP

City of University Park

City Planner

Office: 214.987.5423

jrees@uptexas.org | web: uptexas.org

From: johnnperkins@aol.com <johnnperkins@aol.com>
Sent: Sunday, November 9, 2025 11:25 AM
To: Jessica Rees <jrees@uptexas.org>
Subject: Notice of Public Hearing PZ 25-007

CAUTION! This is an external email. DO NOT click on links or attachments unless you know the sender and contents are safe.

Jessica,

My wife and I are the property owners of 4103 Shenandoah Avenue, Dallas, TX 75205-2021. We have been happy homestead property owners in the City of University Park for more than 50 years.

We are OPPOSED to the YMCA request to expand their hours of operations.

The reasons for this opposition are as follows:

1. This additional operational time would increase the traffic flow up and down Preston Road.
2. When initially proposed, the majority of the closest residents were opposed to the new YMCA building, especially with the addition of the Rise School and increased traffic impact. Unfortunately, City of University Park politics and monetary contributions prevailed over the closest residents opposition.
3. The flow of traffic on Preston Road should be changed for the circular drive into and out the YMCA and Rise School. Entry into this circular drive should only be allowed for cars going north on Preston Road and the exit out of this circular drive should only allow for a right turn to go north on Preston Road.
4. Cars presently utilizing the circular drive have consistently crossed over from the west side to the east side of Preston to make these turns, both in and out. This additional traffic twice a day during

school sessions utilizing the present entry and exit have complicated exiting the alley going east between Normandy and Shenandoah for those residents having garage access via this alley. It is surprisingly that more accidents haven't occurred. Your attention to this risky issue is warranted and is requested.

Respectfully Submitted,

John Perkins

PROPERTY: 4000 Normandy Ave
OWNER:
Jerry Grable
4000 Normandy Ave
Dallas, TX 75205



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(Circle one) IN FAVOR

☒ OPPOSED

☐ UNDECIDED

Name:

(Please Print)

Signature:

Address:

Comments:

WILL UP HAVE A PARKING CONTROL OFFICER
ON DUTY ON SUNDAYS TO COVER THESE HOURS?
WILL UNITARIAN CHURCH HAVE SUNDAY ACTIVITIES
THAT CONFLICT WITH THESE HOURS?

IS THIS A PRECURSOR TO HAVING SUNDAY GAMES
OR PRACTICES ON THE Y FIELD?

I AM GENERALLY OPPOSED TO THIS, JLG

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PROPERTY: 6007 St Andrews Dr
OWNER:
Nancy Seay
6007 Saint Andrews Dr
Dallas, TX 75205



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(Circle one) IN FAVOR

OPPOSED

UNDECIDED

Name:
(Please Print)

Nancy C. Seay

Signature:

Nancy C. Seay

Address:

6007 St. Andrews Dr. 75205

Comments:

Underground parking at YMCA has been good for the neighborhood. Reason I am opposed is that, as I understand it, PD-12 is not being followed on Sundays as Y has many planned activities on the field.

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