



CITY OF UNIVERSITY PARK Planning and Zoning Commission

Meeting Date:
3/10/2026

Item Type:
Staff Report

TO: Honorable Chair and Members of the Planning and Zoning Commission

FROM: Jessica Rees, AICP, City Planner

SUBJECT: PZ 26-003: Property owner Highland Park Independent School District requesting to amend the detailed site plan for Planned Development – 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.

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 February 26th 2026, and notices were mailed to owners of real property within 200 feet of the subject property. At the time of this report staff has received four responses and are attached to this report. Staff will provide an update at the meeting.

Recommendation:

Staff recommends that the Planning and Zoning Commission conduct a Public Hearing for the Planned Development amendment and forward a recommendation to City Council.

Attachments:

Application
Site plan
Summary of responses