CITY OF UNIVERSITY PARK
Planning and Zoning Commission

Meeting Date:	**Item Type:**
9/9/2025	Staff Report

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

FROM: Jessica Rees, AICP, City Planner

SUBJECT: PZ 25-004: Applicant Sean Johnson, representing the City of University Park, requesting the amendment of Planned Development District 31 with a new detailed site plan for improvements to the park including: renovations to the gazebo, hardscape/Creekside terraces, restrooms and new monument wall for Centennial Park. The property is located at 3800 University Boulevard.

Background:
In celebration of University Parks 100th birthday, City Council approved a comprehensive renovation plan for Centennial Park in 2024. The project was broken down into three phases. Phase 1 of the project included the installation of a new monument sign is complete. In April 2025, City Council approved the design for Phase 2: Creekside Terrace. This phase will enhance the parks Creekside area with the addition of a PermaTrak boardwalk system, upgraded fencing, and new Creekside overlooks. Construction began on July 7th and is expected to continue through mid-October. Phase 3 of the project includes the addition of public restrooms and a new gazebo. Renderings for all three phases are attached to this report.

Notification:
A notice of Public Hearing was published in the Daily Commercial Record on August 27th 2025, 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 two responses, one in favor and one in opposition of the amendment to Planned Development District 31. Staff will provide an update at the meeting.

Recommendation:
Staff recommends that the Planning and Zoning Commission conduct a Public Hearing for the amendments to Planned Development District 31 and forward a recommendation to City Council.

Attachments:
Application
Detailed site plan and renderings