



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

**SUMMARY OF RESPONSES
JUNE 10, 2025**

PZ 25-005

RESPONSES WITHIN THE 200 FOOT BUFFER

Number of Notices Mailed:	27
Number of Responses Received:	1
OPPOSED	1
IN FAVOR	0



PROPERTY: 4520 San Carlos St
OWNER:
Bradley Collard
4520 San Carlos St
Dallas, TX 75205

NOTICE OF PUBLIC HEARING

PZ 25-005

The Planning and Zoning Commission of the City of University Park will conduct a public hearing at 5:00 PM on Tuesday June 10, 2025, in the Council Chambers of City Hall, 3800 University Blvd., University Park, Texas. Consideration will be given to the following items:

- PZ 25-005: Applicant Mark Webb with Artz Landscape Designs LLC, representing Property owner Mary Fleischi, requesting the amendment of Planned Development District 39 with a new detailed site plan for the installation of an inground spa and feature wall. The property is located at 4513 Normandy Avenue.

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)

Signature:

Address:

Comments:

Alexis and Brad Collard

[Handwritten Signature]

4520 San Carlos

We again do not want a spa or large water loud fountain behind our master bedroom windows. This is directly behind our home. We opposed the original spa and pool rezoning when this unit was being constructed, as

Zoning Change and Amendment Process a zero lot line home.

A request for a zoning change follows a two-step process designed to provide opportunities for citizen involvement and comment. The first step following the submission of an application for a zoning change is to schedule a public hearing before the Planning and Zoning Commission. Landowners within two hundred (200) feet of the subject site are notified of the Planning and Zoning Commission public hearing. They are provided this response sheet and are invited to attend the public hearing to express their support or opposition to the request. Second, the request is forwarded to the City Council for final action following a recommendation from the Planning and Zoning Commission. If the owner(s) of more than twenty percent of the land area within two hundred feet of the site submit(s) written opposition, then a three-fourths vote of all the eligible members of the City Council is required to approve the zoning change. These forms are used to calculate the percentage of the property in opposition.

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.