



CITY OF UNIVERSITY PARK Planning and Zoning Commission

Meeting Date:
4/28/2026

Item Type:
Staff Report

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

FROM: Jessica Rees, AICP, City Planner

SUBJECT: PZ 26-005: Property owner Highland Park Independent School District requesting to amend the detailed site plan for Planned Development – 17, Scotland Yard Baseball Field to make modification to the current layout and add a few structures. The property address is 7015 Westchester.

Background:

Highland Park Independent School District (HPISD) would like to amend Planned Development District 17. The current proposed renovations include:

- Adjustment to the dimensions of the playing surface.
- Relocation of the bull pens.
- Replacement of the artificial turf.
- Replacement of sections of the existing netting along 1st and 3rd base lines to extend the netting from 50' to 60' height above the playing surface.
- Relocation of the free-standing bleachers to the new viewing areas along the 1st and 3rd base lines.
- Addition of a single user restroom building along the 1st base line attached to the dugout.
- Relocating the existing metal storage building to provide additional spectator areas.
- Altering the landscaping requirements along Douglas Ave.
- Removing the landscape requirements along Lovers Ln.
- Interior refresh of existing bathrooms along the 3rd base line.

The currently proposed renovations are designed to modify the field to support future work at Scotland Yard that could include a new main entry, new grandstands and press box, new concessions, and new restroom facilities.

Proposed plans are attached to this report.

Notification:

A notice of Public Hearing was published in the Daily Commercial Record on April 16th 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 one response and is 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 and building plans

Summary of responses