



City of University Park

City Hall
3800 University Blvd.
University Park, TX 75205

Meeting Minutes Planning and Zoning Commission

Tuesday, July 9, 2013

5:00 PM

Council Chamber

4:30 - 5:00 PM - Work Session for Agenda Review

The work session, which was open to the public, was called to order at 4:30 PM in the City Council Conference Room. Mr. Harry Persaud briefed the Commission on the case according to the staff report. He presented PowerPoint slides showing photometric data, which the Commission had requested at the public hearing. In addition, he gave an updated summary of responses showing a total of 19 opposed and 2 in favor, out of a total of 69 notice letters mailed. No action was taken. The work session was closed at 4:50 PM, and the Commission moved to Council Chamber for the meeting.

Call to Order

Chairman West called the formal meeting to order at 5:00 PM, according to the published agenda. He introduced those in attendance and gave a short briefing on the case. He explained that the public hearing for the case had been closed at the last meeting; therefore no comments would be heard from the audience unless generated by a question from the Commission.

Introduction of Commission Members

- Present:** 5 - Chairman Bob West, Commissioner Mark Aldredge, Commissioner Randy Biddle, Commissioner Kim Kohler, and Commissioner Doug Roach
- Seated:** 3 - Commissioner Liz Farley, Commissioner Neil Harris, and Commissioner Jerry Jordan

Staff in Attendance

*Robbie Corder, Community Development Director
Harry Persaud, Chief Planning Official
Amanda Hartwick, Planning Technician
Rob Dillard, City Attorney*

The Planning and Zoning Commission of the City of University Park will convene a regular meeting in the Council Chamber. Consideration will be given to the following item(s):

PZ 13-003

Consideration of a request by Highland Park Independent School District to amend Planned Development District "PD-25" to install athletic lighting for the ball field and tennis courts. P&Z closed the public hearing on the item at its meeting on June 11, 2013. The subject site is zoned Planned Development District "PD-25" and located south of Druid Lane and east of Westchester Drive, in the City of University Park, Dallas County, Texas.

Commissioner West opened the floor for a briefing from City Staff. Mr. Harry Persaud approached the podium and introduced the guests in attendance including Dawson Orr, superintendent for HPISD, Tim Turner, assistant superintendent for HPISD, Richard Wadlow and Todd Spears, representatives from Musco Sports Lighting. Mr. Persaud stated that the representatives from Musco had brought the requested information regarding photometric data. He then turned the floor over to Mr. Wadlow for presentation.

Mr. Wadlow presented a brief PowerPoint of the requested information. Slide 1 included the design sheet which showed specific pole locations. Mr. Wadlow stated that the softball field lighting could be operated independently of the tennis courts and each pair of tennis courts could be operated independently from another as well. A discussion ensued regarding the operation of the lighting. HPISD responded that staff would be present at games in order to monitor and control the lighting. Mr. Wadlow continued through the presentation. He stated that slide 3 showed a worst case scenario for potential spillover. The graphic showed the potential spillover at the property line for the homes on Druid Ln. The graphic reflected the spillover if all of the lights at all facilities were turned on. Mr. Wadlow explained that there are nets on the north side of the tennis courts which may lower the spill, although this is not reflected in the graphic. A second spill grid was provided on slide 4, showing the light levels at 30 ft by 30 ft intervals. Mr. Wadlow stated the spill grid does not take into account the trees on the surrounding properties, and this would lower spill readings as well. Mr. Wadlow then concluded his presentation.

Commissioner Roach stated the Commission had received a letter from Mr. Jim Walker. Commissioner Roach stated he agreed with most of the information in Mr. Walker's letter, and believes that the girls deserve lighting. For these reasons he will support the proposal. Chairman West then asked if there were any further questions regarding the proposed lighting. Commissioner Biddle asked if the bats for the batting cages were made of wood or metal. Mr. Dawson Orr approached the podium and replied that the bats were made of aluminum. A discussion ensued regarding the noise level at the softball fields. Mr. Orr explained that it has become a tradition to play music between innings, but this is not done during practices.

Commissioner Kohler then stated that the Commission previously voted against the proposed lighting 2 years ago, and he felt they made an informed decision at that time; however, things have changed and the technology has improved.

Commissioner Aldredge made a motion to recommend approval of the proposed amendment. Commissioner Biddle seconded the motion, subject to the special conditions outlined in the staff report. The PD Amendment was recommended for approval with a unanimous vote.

Chairman West then announced that the recommendation to approve will be given to City Council. The City Council will hear the case on September 17th, and residents are welcome to attend the public hearing at that time.

Aye: 5 - Chairman West, Commissioner Aldredge, Commissioner Biddle,
Commissioner Kohler, and Commissioner Roach

Consider the previous meeting minutes with or without corrections:

13-177 Minutes from June 11, 2013

Chairman West noted that there was a correction found on page 4 of the minutes, to add verbiage of "which he stated was comparable" in the last paragraph. Commissioner Aldredge made a motion to approve the minutes as amended. Chairman Kohler seconded. The minutes were approved as amended.

Adjournment

With there being no further business before the Commission, Chairman West adjourned the meeting at 5:28 PM.

Approved by:

Bob West, Chairman

Date