



City of University Park

City Hall
3800 University Blvd.
University Park, TX 75205

Meeting Minutes Planning and Zoning Commission

Tuesday, September 10, 2013

5:00 PM

University Park Council Conference Room

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

The work session, which was open to the public, was called to order at 4:32 PM in the City Council Conference Room. A summary of responses was distributed to the Commission showing 15 opposed and 2 in favor, out of a total of 59 notice letters mailed to surrounding property owners. Mr. Harry Persaud then presented PowerPoint slides showing the proposed site plan and layout. He advised that city staff recommends approval of the PD Amendment with two conditions. In addition, he explained that the applicant requested signage to be added to the proposed fabric shade. City staff advised that the signage violates the current sign ordinance. Mr. Rob Dillard recommended the Commission not consider the proposed signage because of the violation. No action was taken. The work session was closed at 4:50 PM.

Introduction of Commission Members

- Present:** 5 - Commissioner Randy Biddle, Commissioner Kim Kohler, Commissioner Doug Roach, Commissioner Liz Farley, and Commissioner Neil Harris
- Excused:** 2 - Chairman Bob West, and Commissioner Mark Aldredge
- Seated:** 1 - Commissioner Jerry Jordan

Staff in Attendance

*Robbie Corder, Community Development Director
Harry Persaud, Chief Planning Official
Amanda Hartwick, Planning Technician*

The Planning and Zoning Commission of the City of University Park will conduct a public hearing in the Council Conference Room. Consideration will be given to the following item(s):

PZ 13-004

Hold a public hearing and consider a request by HPISD for approval to amend the detailed site plan for Planned Development District, PD-15, to add a concrete pad and fabric shade structure on the north west corner of the site at the University Park Elementary School, situated at 3505 Amherst Street. The subject site is zoned Planned Development District, PD-15 in accordance with the City of University Park Comprehensive Zoning Ordinance.

Acting Chairman Biddle opened the public hearing at 5:00 PM and read the case before the Commission. He then opened the floor to City Staff for presentation. Mr. Persaud introduced the applicants in attendance including Dr. Lynda Carter, Principal for UP Elementary, Mr. Tim Turner, Assistant Superintendent for HPISD, and Mr. Brett Holzle, a consultant for the project. Mr. Holzle addressed the Commission, stating that the project was being funded through donations with the goal to increase the amount of shaded space. He explained that two trees were removed in the proposed site area due to a drainage issue which caused the space to be unusable.

Acting Chairman Biddle then called on those wishing to speak in favor of the proposed PD Amendment. Mr. Lloyd Denman, who resides at 2928 Westminster, addressed the Commission. He stated that he has a 4th grader at UP Elementary and is in favor of the shade structure. He added that the school was built in the 1920's and he believes that the residents that live near the school should anticipate this kind of activity.

Mr. Jason Signur, who resides at 2817 Amherst, addressed the Commission in favor of the PD Amendment. He stated that he is the President-Elect for the Dad's Club. This group organized the fundraiser which is paying for the project in its entirety. He explained that he believes the project is necessary to accommodate the future expansion of the school. He then read two letters in favor of the proposed project. Chairman Farley asked if the fundraising was for the shade structure or the sport court. He replied that the fundraiser was for both items.

Dr. Lynda Carter then addressed the Committee in favor of the PD Amendment. She explained that the school has between 140 to 150 students on the playground during recess hours, and currently there is no relief for overheated students. She expressed that the proposed structure will help make the area multi-use, and that the design was made with the community in mind.

Mr. Rob Flint, who resides at 3467 Amherst, addressed the Commission in favor of the PD Amendment. He stated that he is the previous President for the Dad's Club, and explained that the organization wanted to make a positive contribution to the community by funding the project. He explained that the shade structure will be, in his opinion, no different than structures which currently exist at other schools in HPISD. A discussion then ensued regarding the existing shade structures at other schools including Hyer Elementary and Armstrong Elementary.

Acting Chairman Biddle then called on those wishing to speak in opposition to the proposed PD Amendment. Mrs. Marilyn Jayroe, who resides at 3532 Amherst, addressed the Commission. She presented photos of several views of the proposed site and stated it is her estimation that 60% of the north side of the school campus is concrete. She explained that she has been to other schools in HPISD and does not feel that they have as much concrete as UP Elementary. She added that she believes the increased concrete devalues surrounding properties.

Mr. Rodger Jayroe, who resides at 3532 Amherst, then addressed the Commission in

opposition to the proposed PD Amendment. He explained that he has been a resident of University Park for 30 years, and was surprised that the school recently cut down 2 trees in preparation for this project. He stated that he felt the removal of the trees was a violation of the tree preservation ordinance. He added that he felt the concrete increases heat, and would rather the school create shade with landscaping.

Mr. Ed DeLoach, who resides at 3428 Bryn Mawr and owns the property at 3549 Stanford, addressed the Commission in opposition to the proposed PD Amendment. He expressed that the notice letter was not very descriptive, and he believes more residents would be opposed to the project if they were better informed. He added that the structure will be an eyesore and trees would make a better coverage option.

Mr. Lathram Pou, who resides at 3520 Amherst, addressed the Commission. He stated he has a son in 1st grade at UP Elementary, and he also lives next door to the Jayroes. He stated that he felt the addition to the school several years ago caused more concrete and added to the drainage issues. He explained that he feels everyone wants to provide for the children and he understands the concrete pad helps with accessibility for disabled students. He added that he believes trees could be added to the project as a compromise to bring in more greenery.

Acting Chairman Biddle closed the public hearing at 5:28 PM and opened the floor to questions and comments from the Commissioners. Commissioner Roach asked what type of shade structures exist at other HPISD schools. A discussion then ensued regarding these structures. Commission Kohler then stated that in his opinion, the concrete is more objected than the shade structure. Mrs. Jayroe replied yes from the audience.

Commissioner Farley then stated that she has raised funds for three playgrounds and is pro-playground, but feels that is important to be sensitive to the neighbors. She added that she believes the money could be used for landscaping and other alternatives to help with the drainage issues.

A motion was made by Commissioner Roach, seconded by Commissioner Kohler, that this PD Amendment be tabled. The motion carried by a unanimous vote.

The case will be scheduled for the October 8, 2013 Meeting.

Consider the previous meeting minutes with or without corrections:

13-217 Minutes from July 9, 2013

A motion was made by Commissioner Roach, seconded by Commissioner Kohler, that the Minutes be approved. The motion carried by a unanimous vote.

Adjournment

With there being no further business before the Commission, Acting Chairman Biddle adjourned the meeting at 5:35 PM.

Approved by:

Chairman

Date