



# City of University Park

City Hall  
3800 University Blvd.  
University Park, TX 75205

## Meeting Minutes Planning and Zoning Commission

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Tuesday, October 8, 2013

5:00 PM

Council Chamber

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### 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. An updated summary of responses was distributed to the Commission for case PZ 13-004 reflecting 10 opposed and 9 in favor, out of a total of 59 notice letters mailed to surrounding property owners. The information also included a summary of letters received from HPISD in support of the proposed shade structure. Mr. Harry Persaud then presented PowerPoint slides showing an updated site plan and layout for the proposed project. Changes to the site plan include the addition of trees, and a change to the canopy color from blue to green. A discussion then ensued regarding ADA issues with playground access. Mr. Persaud then briefed the Commission on case PZ 13-005. He presented PowerPoint slides for the proposed zoning change and stated that staff recommends approval of the request. No action was taken. The work session was closed at 4:58 PM.*

### Introduction of Commission Members

**Present:** 7 - Chairman Bob West, Commissioner Mark Aldredge, Commissioner Randy Biddle, Commissioner Kim Kohler, Commissioner Doug Roach, Commissioner Liz Farley, and Commissioner Neil Harris

**Seated:** 1 - 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 conduct a public hearing in the Council Chamber. Consideration will be given to the following item(s):**

**PZ 13-004**

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.

*Chairman West opened the meeting at 5:00 PM in the Council Chamber. He stated that the first case would be heard by the same acting Commissioners that were present for the public hearing in September, in order to maintain consistency. He opened the floor to Acting Commissioner Randy Biddle who then read the first case. Mr. Harry Persaud approached the podium and reiterated the staff recommendations that were discussed in the work session. Acting Chairman Biddle then asked the Commission for questions and comments.*

*Commissioner Roach stated that he was split on the issue. He believes the structure is too large and if the PD amendment is passed, then other schools may want something similar. Commissioner Farley stated she agreed with Commissioner Roach, and believes this would set a precedent. She added that the proposed structure is similar to the size of a 4-car garage and she feels there is a better solution for everyone involved. Commissioner Kohler explained that he visited other schools in the district, and feels the structures at those schools blend better and are not as obtrusive as what is being proposed. He added that the proposed structure feels like a pavilion, and he believes a retractable or temporary option might be better.*

*Acting Chairman Biddle stated that he disagrees and feels that the district has made an effort to work with the neighbors and their recommendations.*

*A discussion then ensued regarding ADA compliance. Mr. Persaud stated that a condition could be added to the PD Amendment for this. Commissioner Kohler inquired about smaller options for the shade structure. Mr. Brett Holzle, of SHW Group, approached the podium and stated there are options for smaller canopies. He stated that the height could be reduced. Commissioner Roach asked if the square footage could be reduced and Mr. Holzle acknowledged this was also an option.*

*Commissioner Farley then stated she feels the proposal needs to be re-designed. Commissioner Harris stated he believes the design was done with this location in mind, and therefore does not believe this sets a precedent as it is site-specific.*

**A motion was made by Commissioner Farley, seconded by Commissioner Roach, that this PD Amendment be recommended for disapproval. The motion carried by the following vote:**

**Aye:** 3 - Commissioner Kohler, Commissioner Roach, and Commissioner Farley

**Nay:** 2 - Commissioner Biddle, and Commissioner Harris

**Non-voting:** 2 - Chairman West, and Commissioner Aldredge

**PZ 13-005**

Hold a public hearing and consider a request by SMU to change the zoning from Single Family, SF-4 to University Campus, UC-2 on a tract of 2.66 acres more or less located north of McFarlin and east of Airline Road and situated in the Joel Sykes Survey Abstract N0. 1338, the same being part of Block 2 and part of Block 5, University Court Addition, City of University Park, Dallas County, Texas.

*Following the vote for case PZ 13-004, Chairman West and Commissioner Aldredge replaced Commissioner Farley and Commissioner Harris in order to hear case PZ 13-005.*

*Commissioner West asked city staff to brief the Commission on the case. Mr. Persaud approached the podium and stated that a detailed report had been given during the work session. He advised that representatives from SMU were present for questions and comments. Commissioner Roach asked for detail regarding notices mailed to surrounding property owners. Mr. Persaud stated that there were 3 notices mailed. Those surrounding property owners included SMU, the Catholic Diocese, and Delta Delta Delta sorority. There were no responses received. Chairman West then opened the floor to the applicant. Mr. Phillip Jabour of SMU addressed the Commission and stated he was happy to answer any questions.*

*Chairman West then asked if there was anyone present to speak either in favor or against the proposed zoning change. With no one present to speak, the public hearing was then closed.*

**A motion was made by Commissioner Biddle, seconded by Commissioner Aldredge, that this Zoning Change be recommended for approval. The motion carried by a unanimous vote.**

**Consider the previous meeting minutes with or without corrections:**

**13-242**

Minutes from September 10, 2013

**A motion was made by Commissioner Aldredge, 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, Chairman West adjourned the meeting at 5:23 PM.*

*Approved by:*

\_\_\_\_\_  
*Chairman*

\_\_\_\_\_  
*Date*