



AGENDA MEMO
2/4/2014 Agenda

TO: Honorable Mayor and City Council

FROM: Harry Persaud, MRTPI, AICP, Chief Planning Official

SUBJECT: Public hearing on a request to install a private lighted tennis court on a tract of 0.9688 acre more or less, situated on a portion of Lot 2A, Block 1, East University Place Addition, and located in the Joel Sykes Survey, Abstract #1338, City of University Park, Dallas County, Texas.

BACKGROUND: SMU owns the subject site and is requesting a Specific Use Permit to add sports lighting to the tennis court as required by the comprehensive zoning ordinance. The subject tract is situated north of Potomac and south of Bush Avenue and currently split between the UC-1, UC-2, and RC zoning districts as shown on the attached site plan.

Proposed sports lighting and photometric layout are summarized on the detailed site plan showing the minimum, maximum and average illumination in foot candles (FC). The detailed lighting plan provides for nine light poles each 22 feet in height with die cast aluminum fixtures and hinged tempered glass lens. Seven of the light poles are fitted with 4 fixtures per pole for a total of 28 light fixtures (noted as C1 on the detailed site plan) The other 2 poles are fitted with 2 die cast aluminum fixtures and hinged tempered glass lens.

The proposed lighting fixtures will not result in any significant impacts to surrounding land uses. The photometric layout shows the intensity of illumination on surrounding tracts. Student housing currently under construction on the west side of Bush Avenue is the only residential land use. The illumination on this site is reduced to about 0.4 FC at the buildings. A maximum illumination of 4.2 FC is shown on the north side of the retail center. The maximum illumination in the parking lot south of Potomac is 2.7 FC. The playing fields with synthetic turf for inter mural sports is located on the north side of the Tennis Court where maximum horizontal illumination is in the range of 2.4 – 0 FC.

A public notice for the SUP was published in the Park Cities News on November 21, 2013 and January 16, 2014 and notices were mailed to property owners within 200 feet of the subject site. At the time of this report two responses from SMU were received in favor of the request.

RECOMMENDATION:

The Planning and Zoning Commission considered this item at its regular meeting on December 10, 2013 and voted unanimously to recommend approval.