



City of University Park

City Hall
3800 University Blvd.
University Park, TX 75205

Meeting Minutes Planning and Zoning Commission

Tuesday, May 10, 2016

5:00 PM

Council Chamber

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

A work session was opened at 4:30pm in the Council Conference Room by Chairman Bob West. Miss Jessica Steele presented item PZ 16-004 for the new Family Life Center located at 5809 Hillcrest to the Commission. Miss Steele showed pictures of the existing structure and went over a comparison of the existing and proposed structures. The Commissioners held a brief discussion about parking, alley easements and new alley configuration. No action was taken.

Call to Order

Chairman West called the meeting to order at 5:00pm and introduced the Commissioners and staff members.

Introduction of Commission Members

Present: 5 - Chairman Bob West, Commissioner Mark Aldredge, Commissioner Liz Farley, Commissioner Blair Mercer, and Commissioner John Walsh III

Excused: 2 - Commissioner Jerry Jordan, and Commissioner Charlie Little

Seated: 2 - Commissioner Doug Roach, and Commissioner Neil Harris

Staff in Attendance

Harry Persaud, Chief Planning Official
Patrick Baugh, Community Development Director
Jessica Steele, Planning Technician
Rob Dillard, City Attorney

The Planning and Zoning Commission of the City of University Park conducted a public hearing in the Council Chamber. Consideration was given to the following item(s):

PZ 16-004

Hold a public hearing and consider a request by Highland Park United Methodist Church to amend Planned Development District, PD-8 and approval of a detailed site plan to demolish the existing Biggers Building and construct a new family activity center on the site. The subject tract is located at 5809 Hillcrest Avenue and described a Lots 4 - 8, Block 6 of the Walkers Addition, City of University Park.

Chairman West opened the public hearing at 5:05pm and requested a summary report from staff. Miss Steele went through a powerpoint presentation for item PZ 16-004, comparing the existing and proposed structures. Chairman West then asked the applicant to approach the podium.

Dallas Cothrum, Master Plan Design Consultant, played a short video that the Highland Park Methodist Church created. Then Paul Rasmuson, Senior Pastor for the church, told the Commissioners that the church is for families; particularly those with special needs children and has become a HUB for the community. Mr. Cothrum continued by stating the special needs program is of the highest quality and went over reasons why the church has out grown the existing structure. Mr. Cothrum also reassured the Commissioners that the church is not adding new activities to the proposed structure that are not currently being practiced in the existing structure.

Chairman West then requested for anyone wishing to speak in favor to approach the podium.

Chad Schieber, resident at 3325 Rankin, has a special needs son and has been going to Highland Park Methodist Church for 8 years. Mr. Schieber feels that the church has been a great resource for his family and hopes the Commission gives a recommendation for approval.

Buddy Cramer, owner of 5801 Hillcrest units 1,3,5,6,7 & 10, explained how he feels this new structure will increase property values in the area.

Chairman West then requested for anyone wishing to speak in opposition to approach the podium.

John Flowers, Shenandoah Place Condominium resident and spokesperson, expressed that they are not opposed to the item; they just have concerns for the traffic during construction. The residents in these condominiums do not want trucks or equipment standing or staging on Hillcrest due to past experience of vehicle collisions in this area. Mr. Flowers told the Commissioners that the programs the church has are amazing and if the construction related issues are addressed, they would be in favor. Mr. Persaud approached the podium reading a section of the staff report stating construction vehicles and equipment shall not be parked on City streets and all parking will be accommodated on-site.

Mike Warren, resident at 5913 Hillcrest, explained similar concerns about traffic, scale of the proposed structure and drainage issues along Hillcrest.

Chairman West asked if there was anyone else who wish to speak about this item. With no one else to speak, the public hearing was closed.

Commissioner Farley asked if someone would explain why the building is increasing in size so much if they are not adding new activities. Mr. Cothrum replied, stating the existing building does not have classrooms and that is the majority of the increase.

Commissioner Walsh asked about safety and traffic issues.

Steve Stoner, with Pacheco Koch traffic engineering consultant for applicant, explained that the traffic activity for this site occurs during off peak hours and the site is going from two driveways to one which will improve the safety at this site.

A motion was made by Commissioner Aldredge, seconded by Commissioner Farley, that this PD Amendment be recommended for approval. The motion carried by a unanimous vote.

Consider the previous meeting minutes with or without corrections:

[16-073](#)

Minutes for the April 12, 2016 Planning and Zoning Commission

A motion was made by Commissioner Walsh, III, seconded by Commissioner Aldredge, that the Minutes be approved. The motion carried by a unanimous vote.

Excused: 2 - Commissioner Jordan, and Commissioner Little

ADJOURNMENT: With their being no further business before the Commission, Chairman West adjourned the meeting at 6:02pm.

Approved by:

Chairman Robert H. West

Date