



## Meeting Minutes Planning and Zoning Commission

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Tuesday, February 14, 2017

5:00 PM

Council Chamber

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

A work session was opened at 4:32PM in the Council Conference Room by Chairman Bob West.

Mrs. Rees introduced the work session item and requested direction to staff for a Zoning Ordinance amendment to the circular driveway requirements. Mrs. Rees explained to the Commissioners that staff presented this case to the Board of Adjustment and recommended that the appeal be denied due to the upcoming revision of the Zoning Ordinance. A brief discussion was held regarding the proposed material, zoning requirements, and driveway alternatives. A brief timeline of the Zoning Ordinance revision was discussed.

Mrs. Rees informed the Commissioners that this meeting was a continuation of items PZ 17-001 and PZ 17-002 from the January 10th Planning and Zoning meeting. Mrs. Rees stated that since the last meeting, staff has received a significant amount of the information that was requested. Mrs. Rees asked the members to determine whether the documentation that was received was substantial and if so then to please forward a recommendation of these items to council. A brief discussion was held regarding the traffic study, schedule of use, and parking solutions for the Seay Tennis Center and University Park Elementary School. The Commissioners asked Jonathan Aldis questions regarding height and traffic control. A brief discussion was held regarding the revised information that staff received regarding the sidewalks, the parking garage, the storm water system, and elevations for the University Park Elementary.

The work session was closed at 4:36PM.

### *Call to Order*

Chairman West called the meeting to order at 5:03PM and introduced the Commissioners and the city staff members.

### *Introduction of Commission Members*

- Present:** 4 - Commissioner Neil Harris, Commissioner Jerry Jordan, Commissioner John Walsh III, and Commissioner Rusty Goff
- Seated:** 5 - Chairman Bob West, Commissioner Mark Aldredge, Commissioner Doug Roach, Commissioner Liz Farley, and Commissioner Blair Mercer

*Staff in Attendance*

Patrick Baugh, Community Development Director,  
Jacob Speer, Director of Public Works,  
Jessica Rees, City Planner,  
Cecilia Mena, Planning Technician,  
Amanda Hartwick, Comm. Spec./Dep. City Secretary,  
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 17-001

Continue a public hearing and consider a request by HPISD to amend Planned Development District PD-25 and approval of a detailed site plan to build a new indoor tennis center on three vacant lots.

Chairman West requested a briefing from staff. Mrs. Rees informed the Commissioners that Jonathan Aldis, with Stantec Architecture, would present a PowerPoint for item PZ 17-001 discussing the bond program and Seay Tennis Center. Mrs. Rees also urged the Commissioners to forward a recommendation to Council.

Jonathan Aldis, the principal architect with Stantec Architecture, approached the podium. Mr. Aldis initiated his PowerPoint presentation by discussing the bond program. Mr. Aldis offered details on the project including objectives like added capacity for each grade level, funding to basic maintenance, and funding for land acquisition. Mr. Aldis provided the Commissioners with a bond overview including the scope of work and a brief construction timeline. Mr. Aldis explained that the end result would reveal dramatically improved schools and would be a tremendous asset to the community. Mr. Aldis continued his presentation by expressing the benefits of not only an academic activities center that would be contiguous, but also additional capacity and parking for the Highland Park high school and proposed nearby tennis center. Mr. Aldis expressed that the Seay Tennis Center would be the first of many projects to start at the high school, but necessary to clear the way for academic expansion. Mr. Aldis presented in-depth information regarding the traffic impact analysis report, parking garage concerns, and the Seay Tennis Center schedule of use. Mr. Aldis offer to answer any questions from the Commissioners.

Chairman West requested for anyone to speak in favor.

Jerry Grable, resident at 4000 Normandy Ave. and member of the Facilities Advisory Committee, approached the podium. Mr. Grable expressed that this project would be an excellent bond issue that is necessary. Mr. Grable also offered to answer any questions from the Commissioners.

Stacy Kelly, resident at 3405 Bryn Mawr Dr., explained that it is paramount to ensure that academic classrooms are contiguous to the school and that a solution was appropriate. Ms. Kelly also mentioned that she was in favor of the new Seay Tennis Center due to the old center having many issues.

Chairman West requested for anyone else to speak in favor. With no one to speak, Chairman West then requested for anyone to speak in opposition to approach the podium.

Mary McMahon, resident at 4148 Emerson Ave., explained that she is all in favor of the bond package and moving the natatorium, but is not in favor of the location of the Seay Tennis Center, and the unaddressed traffic flow issues. Ms. McMahon suggested that the school district purchase more land on Glenwick. Ms. McMahon also expressed her concern for pedestrian safety and illegal alley usage during peak traffic hours.

Holly Maynard, resident at 4132 Emerson Ave., provided the Commissioners with multiple photos of illegal parking occurrences. Ms. Maynard expressed her concern for insufficient parking spaces, overly excessive use of designated parking, and lack of landscape. Ms. Maynard also mentioned that although she did not agree with the location of the Seay Tennis Center, if approved, then she requested to approve it contingent on making it aesthetically pleasing in regards to landscape. A brief discussion was held by Ms. Maynard and Commissioner Farley regarding the designated parking spaces that were occupied.

With no one else to speak in opposition, Chairman West closed the public hearing for this item.

A brief discussion was held by Chairman West and Mr. Aldis regarding long term maintenance and the minimal space available for landscape.

Although the meeting was closed, Richard Klessig, approached the podium and suggested decorative work and other landscape alternatives. A discussion was held regarding architecture and landscape within the city and also the reality of residing near the high school.

Commissioner Mercer commented that staff could perhaps look into the traffic flow in the right-of-way and possibly add a declaration on the traffic situation.

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

PZ 17-002

Continue a public hearing and consider a request by HPISD to amend Planned Development District PD-15 and approval of a detailed site plan to demolish the existing University Park Elementary and to build a new structure.

Mrs. Rees expressed that staff received all necessary information for item PZ 17-002 and urged the Commissioners to forward a recommendation to council.

Mr. Aldis approached the podium and reiterated a few objectives of the bond program like increased capacity, on-site parking, and an increased amount of active green space. Mr. Aldis expressed that this project would not only improve interior quality, but would also give back to the community from the overall improvement of the building. Mr. Aldis presented a PowerPoint presentation and displayed information regarding clarified setbacks and height detail from the proposed site plan. Mr. Aldis also provided key details on successful landscape planning and parking and also traffic flow in regards to the traffic impact analysis report. Mr. Aldis did mention that there are a few items that are a work in progress like the Lovers Lane entryway and the proposed underground power poles that will be along Amherst. Mr. Aldis offered to provide any commentary to the Commissioners.

A brief discussion was held by Mr. Aldis, Commissioner Roach, and Commissioner Farley regarding the construction time frame, construction staging, handicap access, and exterior storage.

Chairman West requested for anyone to speak in favor.

Marcy Simmons, resident at 3504 Amherst Ave., explained that initially she was completely against this project, but because of the school districts decision to involve residents her opinion has since changed. Ms. Simmons also mentioned that she was in favor of the green space and the proposed photos that spoke volume. Ms. Simmons mention that "residential only parking" should be considered on Amherst because of the lack of alley access and traffic.

Chairman West requested for anyone else to speak in favor. With no one else to speak, Chairman West then requested for anyone to speak in opposition to approach the podium.

Dan Newell, resident at 4068 Stanford Ave., expressed his concern for placing a supersize building on a compact site much like the building at Snider Plaza. Mr. Newell offered to answer any questions from the Commissioners.

Charlotte Clark, resident at 3540 Amherst Ave., expressed her appreciation for the thoughtfulness and design of the building. Ms. Clark expressed her concern about after hours congregation, the aesthetically unpleasing shade structure, and the amount of traffic during peak hours on the 3600 block of Amherst.

Roger Jayroe, resident at 3532 Amherst Ave., added that the traffic on Amherst is mainly due to the parked cars of parents awaiting student release. Mr. Jayroe also mentioned that he would like to be updated on construction.

Mrs. Jayroe, resident at 3532 Amherst Ave., expressed her concern for the heat affect of too much concrete and the benefits of green space.

Dallas Corthrum, resident at 2829 Stanford Ave., explained that the district has come up with a great plan and that the children would certainly benefit from having a quality education.

Dawn Wenz, resident at 7211 Centenary Ave., expressed her concern for the noisy equipment, dirty job site, and drainage issues surrounding school #5.

Tracy Schuh, resident at 2732 Daniel Ave., explained that the capacity of students who will be enrolled will be well under the anticipated enrollment count. Ms. Schuh also quoted information from a video of former Mayor Coffee regarding storm sewers, the TIA traffic report, and successful schools.

Chairman West asked if there was anyone else who wished to speak in opposition. With no one else to speak Chairman West closed the public hearing.

No further questions or discussion was held.

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

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

[17-103](#)

Minutes from the Planning and Zoning meeting dated January 10, 2017.

**A motion was made by Commissioner Roach, seconded by Commissioner Farley, that this 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 6:38PM.*

*Approved by:*

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*Chairman Robert H. West*

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*Date*