



Meeting Minutes
Planning and Zoning Commission

Tuesday, July 11, 2017

5:00 PM

Council Chamber

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

A work session was opened at 4:33 PM in the Council Conference Room by Chairman West.

Mrs. Rees informed the Commissioners that the Concept Plans were previously approved by the Planning and Zoning Commission, and this meeting was called in order to review the Detailed Site Plans for Park Plaza. Mrs. Rees also mentioned that at this time staff had no further comment and a recommendation could be forwarded to City Council if the Commissioners found it necessary.

Commissioner Jordan referenced page SP012 and pointed out that the installation of a sprinkler system or drip system would be beneficial not only for future plant growth, but also to the adjacent residents who live nearby. Commissioner Jordan also made comments regarding aesthetics and referenced page SP10 commenting that the horizontal spandrel stone band that was on the proposed building might also be placed along the north facade of the parking garage, facing Snider Plaza. Commissioner Jordan also referenced page SP006 and pointed out that an addition of a water feature would be reminiscent to the fountain that is currently at Snider Plaza. Referencing page L501, Commissioner Jordan expressed that this area may need to be redesigned due to the location of the vent for the parking garage on the northeast corner and also revising the sidewalk to be more beneficial from a site standpoint and ease for people walking. A discussion was held regarding the comments that were mentioned, and the alternatives to the ventilation and sidewalk.

Attorney Dillard commented that City Council would consider input and comments regarding the Detailed Site Plan and the Planning and Zoning Commission could make a recommendation if necessary.

City staff, Director Baugh, affirmed that the Building Department would ensure that the plans conform to the building code.

The work session was closed at 4:57 PM.

Call to Order

Chairman West called the meeting to order at 5:04 PM and introduced the Commissioners and the City staff members.

Introduction of Commission Members

Present: 5 - Chairman Bob West, Commissioner Mark Aldredge, Commissioner Doug Roach, Commissioner Neil Harris, and Commissioner Jerry Jordan

Excused: 2 - Commissioner Liz Farley, and Commissioner Blair Mercer

Seated: 2 - Commissioner John Walsh III, and Commissioner Rusty Goff

Staff in Attendance

Patrick Baugh, Community Development Director,
Jessica Rees, City Planner,
Cecilia Mena, 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 17-008](#)

Review of the Detailed Site Plan for Park Plaza.

Chairman West requested that the Commissioners make any further comments regarding the Detailed Site Plans that was reviewed during the pre-meeting. Commissioner Jordan stated that according to the hard scape plan, L2.01, the garage vent and location of sidewalk is a safety concern and can be improved. Commissioner Jordan also mentioned that an extension of an architectural feature to the main building would help as a matter of a visual aspect. Commissioner Jordan expressed his favor in the plant walls and added that the addition of a drip system or irrigation system would be a benefit for plant growth. A discussion was held regarding the architectural feature and the suggested water feature.

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

Consider the previous meeting minutes with or without corrections:

[107-14](#)

Minutes from the Planning and Zoning meeting dated June 13, 2017.

A motion was made by Commissioner Aldredge, seconded by Commissioner Roach, 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 5:18 PM.

Approved by:

Chairman Robert H. West

Date