



**Meeting Minutes**  
**Planning and Zoning Commission**

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Tuesday, February 13, 2018

5:00 PM

Council Chamber

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

A work session was opened at 4:05 PM in the Council Conference Room by Chairman West. Chairman West informed the Commissioners that item PZ 18-004 has been withdrawn from the agenda.

Mrs. Rees introduced PZ 18-001 to consider a request by Jo Heinz with DLR Group, representing property owners Nancy and Clint Carlson, for a Specific Use Permit under Section 16-103(3) of the zoning ordinance that allows for a noise abatement provision to be installed on high traffic thoroughfares. Mrs. Rees provided a brief Power Point presentation and displayed a rendering of the 200 foot buffer and site plan, along with dimensions and setbacks. A brief discussion was held regarding the 35 foot sight triangle and height of the proposed wall.

Mrs. Rees then moved forward to introduce PZ 18-002 to consider a request by Brett Holzle with Stantec, representing HPISD, to amend Planned Development District 17 to demolish the existing Seay Center and construct a new Natatorium / Professional Development Center in its place. Within the Power Point presentation, Mrs. Rees offered a rendering of the 200 foot buffer and proposed site. Mrs. Rees displayed the elevations and setbacks of the proposed structure. A brief discussion was held regarding parking.

Lastly, Mrs. Rees introduced PZ 18-003 to consider a request by Katie Schortman with Platinum Series, EBT LLC, to amend Specific Use Permit #89 to extend the stucco wall into the required front yard. Within the Power Point presentation, Mrs. Rees displayed the 200 foot buffer. Mrs. Rees also explained that there would not be an obstruction to the sight triangle and the proposed wall would be built completely on private property.

The work session was closed at 4:22 PM.

*Call to Order*

Chairman West called the meeting to order at 5:00 PM and introduced the Commissioners and the City staff members. Chairman West expressed that item PZ 18-004 has been withdrawn from the agenda.

*Introduction of Commission Members*

- Present:** 5 - Chairman Bob West, Commissioner Mark Aldredge, Commissioner Liz Farley, Commissioner Neil Harris, and Commissioner Blair Mercer
- Excused:** 3 - Commissioner Doug Roach, Commissioner John Walsh III, and Commissioner Rusty Goff
- Seated:** 1 - Commissioner Jerry Jordan

*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 18-001

Consider a request by Jo Heinz with DLR Group, representing property owners Nancy and Clint Carlson, for a Special Use Permit under Section 16-103(3) of the zoning ordinance that allows for a noise abatement provision to be installed on high traffic thoroughfares.

Chairman West requested a briefing from Mrs. Rees. Mrs. Rees approached the podium to present a Power Point presentation and displayed a general layout of the property and site plan which showed the location of the proposed wall and setbacks. Mrs. Rees explained that there would be a 35 foot sight triangle that would not be obstructed. A rendering of the proposed wall was displayed. Mrs. Rees recommended that the Commissioners forward a recommendation to City Council.

Chairman West requested that anyone who wish to speak to this case to approach the podium.

Robert Reeves, with Robert Reeves and Associates Inc., approached the podium. Mr. Reeves expressed that the shrub on the corner intersection will be lowered to comply with the visibility triangle and that the height will not exceed 2 and a half feet. Mr. Reeves offered information on the dimensions and setbacks, and explained that the wall will be landscaped and completely covered with ivy. Mr. Reeves explained that this enhancement would provided a sound buffer and has received support for the proposed project. Mr. Reeves expressed that the underbrush and undergrowth along Lovers Lane would be removed and that the trees would be saved.

A brief discussion was held regarding the material and elements of the proposed wall.

Chairman West requested that anyone who wish to speak to this case in favor or in opposition to approach the podium.

With no one else to speak in favor nor opposition, Chairman West closed the public hearing for this item.

**A motion was made by Commissioner Aldredge, seconded by Commissioner Farley, that this Specific Use Permit be recommended for approval. The motion carried by a unanimous vote.**

PZ 18-002

Consider a request by Brett Holzle with Stantec, representing HPISD, to amend Planned Development District 17 to demolish the existing Seay Center and construct a new Natatorium/Professional Development Center in its place. The subject site is located at 4236 Grassmere Lane and currently zoned Planned Development 17.

Mrs. Rees approached the podium to present a Power Point presentation for item PZ 18-002. Mrs. Rees displayed the 200 foot buffer and gave a brief summary of the responses that were received. Mrs. Rees showed a layout of the Planned Development District and gave a brief overview of the setbacks. Mrs. Rees also displayed elevations and illustrations of the proposed building. Mrs. Rees recommended that the Commissioners forward a recommendation to City Council.

Chairman West requested that someone from the school district approach the podium to comment on this item.

Jonathan Aldis, with Stantec Architecture, approached the podium. Mr. Aldis displayed a plan and expressed that one additional story would be taken out of the original bond plan although the bond anticipated building a three story structure. Mr. Aldis re-emphasized the setbacks and mentioned that 'athletic use' is primarily on the ground floor. Mr. Aldis displayed current and proposed elevations of the building. Mr. Aldis offered to answer any questions or provide clarification. A brief discussion was held regarding the location of the pool equipment, seating, parking, and the glass facing the baseball field.

Chairman West requested that anyone who wish to speak to this item in favor or in opposition to approach the podium.

Margherita Melegari, resident at 4301 Hyer Street, approached the podium. Ms. Melegari expressed that parking will be effected during and after construction. Ms. Melegari also explained that there will be constant noise issues. Mr. Aldis approached the podium and explained that the mechanical unit will sit behind a high roof and that he would get further information on the decibel levels from the manufacture.

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

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

PZ 18-003

Consider a request by Katie Schortman with Platinum Series, EBT LLC, to amend Specific Use Permit # 89 to extend the stucco wall into the required front yard. The subject site is located at 4056 Druid Lane and currently zoned Planned Development 14.

Mrs. Rees approached the podium to present the Power Point presentation for item PZ 18-003. Mrs. Rees displayed the 200 foot buffer and gave a brief summary of the responses that were received. Mrs. Rees displayed a site plan and gave an overview of the proposed addition to the wall. Mrs. Rees explained that the proposed wall would not be within the 35 foot sight triangle and also displayed elevations. Mrs. Rees recommended that the Commissioners forward a recommendation to City Council.

Matthew Schortman, with Platinum Homes by Mark Molthan, approached the podium. Mr. Schortman expressed that in relation to the request, the wall addition would help to address the noise abatement issue and safety concern.

With no one else to speak in favor nor opposition to this case, Chairman West closed the public hearing.

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

PZ 18-004

Consider a request by Dallas Cothrum with Masterplan, representing Highland Park Presbyterian Church, to amend and expand the existing Planned Development District 36 to include the 3900 blocks of University and McFarlin Boulevard, and to demolish the existing Hunt Building and construct a three-story build above an underground parking facility. The subject sites are located at 3821 University Boulevard, currently zoned Planned Development 36, and the 3900 blocks of University and McFarlin Boulevard, currently zoned Single Family 2 and 3.

Item PZ 18-004 was withdrawn from the agenda and no action was taken.

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

18-01

Minutes from the Planning and Zoning meeting dated November 14, 2017.

**A motion was made by Commissioner Aldredge, seconded by Commissioner Farley, 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 5:28 PM.*

*Approved by:*

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*Chairman Robert H. West*

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*Date*