

ZONING AND DEVELOPMENT ADVISORY COMMITTEE (ZADAC)

MINUTES July 24, 2019

The Zoning and Development Advisory Committee (ZADAC) of the City of University Park met on Wednesday, July 24, 2019 at 12:00 P.M. at the Peek Service Center – South Conference Room, 4420 Worcola St. Dallas, TX 75206. The following are minutes of that meeting.

Committee Members Attending:

Michael Culwell, Chair
Brian Smoot
Bruce Collins
Doug Slagel
Mary Graves
Scott Sower
Syd Carter

Staff Members Attending:

Jessica Rees – City Planner
Serena Palomino – Planning Technician

Council Liaison:

Taylor Armstrong

Absent and Excused:

Brion Sargent, Jason Mackey, and Roy Brunz

1. Call to Order

Chairman Culwell called the meeting to order at 12:15 PM.

2. 6401 Hillcrest Signage

Scott Sower, representing GFF, introduced the agenda item. A PowerPoint showing the location of the second-story businesses and proposed signage were displayed. A front view from the nearest residential property was shown.

Mr. Collins asked why two signs are necessary for the corner business. Chairman Culwell explained, from a realtor perspective, it is important for customers to easily locate your business.

Mr. Sower explained the formula calculated to determine the square footage for the proposed signs. He explained that there may be a potential tenant in the future facing McFarlin, which will have to speak before this committee for approval. Mrs. Rees and Mr. Sower clarified with members that these situations will go through this committee as they arise.

Mr. Smoot suggested that the signage on Hillcrest for the fitness studio be pushed more north and centered with “Baldo’s” sign. Members were in agreeance.

Ms. Graves expressed her concern of the color and material of the sign. She also suggested that this item be thoroughly reviewed before this committee approval.

A motion was made by Chairman Culwell, seconded by member Collins, that the new signs match the existing signs on the building, the second floor signs on Hillcrest be centered above first floor sign, and the secondary sign on McFarlin be stacked and centered above first floor sign.

A motion was made by Chairman Culwell, seconded by member Collins, that the Minutes dated May 15, 2019, be approved.

3. Adjournment

Chairman Culwell thanked the committee, and the meeting was adjourned at 12:57 PM.

M. Culwell, Chairman,
Z.A.D.A.C.

Date