



Meeting Minutes Planning and Zoning Commission

Tuesday, January 10, 2017

5:00 PM

Council Chamber

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

A work session was opened at 4:00PM in the Council Conference Room by Chairman Bob West.

Mrs. Rees briefly introduced item PZ 17-003 for the addition of cellular antennas located at 3330 Daniel Avenue to the Commission. During the powerpoint Mrs. Rees displayed photos of the proposed cellular antennas. Mrs. Rees then moved forward to present a powerpoint for item PZ 17-001 for the Seay Tennis Center subject to be located at 4121 Glenwick Lane. Mrs. Rees showed details on the proposed structure and displayed photos. Jonathan Aldis from Stantec also presented a powerpoint and discussed the work schedule and parking. The Commissioners held a brief discussion about the storm sewer system, traffic flow, and parking. Mrs. Rees presented the last presentation for PZ 17-002 for the HPISD Elementary school located at 3505 Amherst Street and showed building coverage, setbacks, and photos of the proposed structure. Mr. Aldis touched on elevations, traffic control, and landscape. He also answered questions from the Commissioners. A discussion was held by the Commissioners. No action was taken.

The work session was closed at 4:59PM.

Call to Order

Chairman West called the meeting to order at 5:06PM and introduced the Commissioners and city staff members.

Introduction of Commission Members

Present: 5 - Chairman Bob West, Commissioner Mark Aldredge, Commissioner Doug Roach, Commissioner Liz Farley, and Commissioner Blair Mercer

Excused: 1 - Commissioner Neil Harris

Seated: 3 - Commissioner Jerry Jordan, Commissioner John Walsh III, and Commissioner Rusty Goff

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 17-003](#)

Consider a request by SMU to amend Planned Development District PD-23 and approval of a detailed site plan to allow for cellular antennas to be placed on the building.

Chairman West requested a briefing from staff. Mrs. Rees presented a PowerPoint presentation for item PZ 17-003, displaying a proposed photo of the cellular antennas as well as the details on the elevations and color. Chairman West asked the applicant to approach the podium.

Stuart Markussen, Civil Engineer from Raymond L. Goodson Jr., Inc., offered to answer any questions.

Chairman West then requested for anyone wishing to speak in favor or in opposition to approach the podium. With no one to speak, the public hearing for this item was closed.

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

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 moved forward and requested a summary report from staff. Mrs. Rees presented a PowerPoint for item PZ 17-001 and was given more summary of responses by residents. Chairman West confirmed that the leasing or licensing agreement for the encroachment of the city right-of-way would be decided by Council. Mrs. Rees displayed details on the proposed structure as well as a rendering. Staff proposed that the public hearing not be closed until a future public hearing in order to iron out the details of the proposed plans. No further questions were asked to Mrs. Rees. Chairman West then asked if anyone from the school district would like to speak on behalf of the proposal.

Jonathan Aldis, the principal Architect with Stantec Architecture, offered to answer any questions.

Patrick Baugh, Community Development Director, explained that the traffic and pedestrian safety is to be determined and in the process of negotiation.

Mr. Aldis answered questions regarding alley way obstruction and utility pole location from the Commissioners.

Chairman West requested for anyone 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 Avenue, expressed that they are not opposed to the item, but have strong concerns for traffic congestion. The residents would like to see traffic control plans and also have issues with construction staging due to past experience. Ms. McMahon explained to the Commissioners that many residents could agree on the issues that were brought to attention.

Holly Maynard, resident at 4132 Emerson Avenue, agreed that the alley traffic will be an issue. Ms. Maynard expressed her concern that a huge building could possibly have a negative effect on property value and that she strongly encourages a landscape plan to be determined. Chairman West explained that a significant landscaping plan at this point would not be probable or easy to maintain.

Sven Ashmore, resident at 4136 Emerson Avenue, voiced the same concern with alley and parking congestion. Mr. Ashmore also explained that there are other capital projects that could use the money from the bond project much more importantly than the tennis center.

Chairman West asked if there was anyone else who wished to speak in opposition about this item. With no one else to speak, Chairman West stated that staff recommends that the hearing be continued until the next meeting on February 14th to work through traffic and right-of-way issues.

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 presented a PowerPoint for item PZ 17-002 discussing the building coverage and showed a rendering of the proposed structure. Mrs. Rees stated that there are revisions to be determined regarding the traffic analysis and management plan, the sidewalk dimensions, and the city storm sewer system. Staff recommended that the public hearing be continued until further detail of the items have been considered. Chairman West asked if anyone from the school district would like to speak on behalf of the proposal.

Jonathan Aldis, the principal Architect with Stantec Architecture, approached the podium to address the three items that were subject to further review. Mr. Aldis expressed that although the drop off queue might not change, he is not opposed to working with staff to come up with workable solutions. Mr. Aldis also added that the issues are easily solvable.

Jacob Speer, Director of Public Works, approached the podium to add that the existing pipes for the storm system are at or beyond capacity and the addition of hard pipe will help to add additional flow.

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

Roger Jayroe, resident at 3532 Amherst Street, expressed that he is not opposed to the plan as long as the plans do not change. Mr. Jayroe stated that his concern is that the city continue to enforce the code during construction and staging. Mr. Jayroe was also in favor of saving the elm tree rather than expanding the sidewalk.

Richard Klessig, a resident that lives two doors down from the Jayroe's, voiced his opinion that the flow of traffic would be an issue and that the amount of deliveries to the school may become an inconvenience to residents. Mr. Klessig was also in favor of saving the trees.

Maryland Jayroe, resident at 3532 Amherst Street, approached that podium and explained that the sidewalk expansion proposal and addition of concrete would cause a negative temperature issue.

Chairman West asked if there was anyone else to speak in opposition about the item. With no one else to speak, Chairman West stated with staff's recommendation, the hearing is continued until the next meeting.

Consider the previous meeting minutes with or without corrections:

[16-263](#)

Minutes for the Planning and Zoning Commission meeting dated June 14, 2016.

A motion was made by Commissioner Mercer, seconded by Commissioner Aldredge, that this Minutes be approved. The motion carried by a unanimous vote.

[16-264](#)

Minutes for the Planning and Zoning Commission meeting dated July 12, 2016.

A motion was made by Commissioner Mercer, seconded by Commissioner Aldredge, that this Minutes be approved. The motion carried by the following vote:

ADJOURNMENT: With their being no further business before the Commission, Chairman West adjourned the meeting at 6:11pm.

Approved by:

Chairman Robert H. West

Date