



Meeting Minutes
Planning and Zoning Commission

Tuesday, November 14, 2017

5:00 PM

Council Chamber

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

A work session was opened at 4:26 PM in the Council Conference Room by Chairman West.

Mrs. Rees introduced PZ 17-010 to consider a request by the YMCA to amend Planned Development District PD-12 to allow for the addition of two playground shade structures to be constructed over existing playground equipment. Mrs. Rees provided a brief PowerPoint presentation and displayed renderings of the site plan and shade structures. A brief discussion was held regarding the location, maintenance, and color of the shade structure.

Mrs. Rees then moved forward to introduce PZ 17-011 to amend Planned Development District PD-22 to include 6117 Hillcrest, install a structure over the rooftop reception area, and modify parking requirements. Within the PowerPoint presentation, Mrs. Rees offered information on the proposed additions and modifications to parking. A brief discussion was held regarding the movable smoker section that would not be included in this Planned Development District and the dumpster's in the alleyway.

Mrs. Rees explained a summary of the responses that were opposed and in favor for each item.

The work session was closed at 4:58 PM.

Call to Order

Chairman West called the meeting to order at 5:05 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 Liz Farley, and Commissioner Neil Harris

Excused: 1 - Commissioner John Walsh III

Seated: 3 - Commissioner Jerry Jordan, Commissioner Blair Mercer, 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 17-010](#)

Consider a request by the YMCA to amend Planned Development District PD-12 to allow for the addition of two playground shade structures to be constructed over existing playground equipment. The subject site is located at 6000 Preston Road.

Chairman West requested a briefing from Mrs. Rees. Mrs. Rees presented a PowerPoint presentation and displayed an image of the site and of the two-hundred foot buffer where the notices were mailed. Mrs. Rees displayed a site plan which showed the location and explained that the shade structures will not be visible from Normandy Avenue and slightly visible from Preston Road. Mrs. Rees recommended that the Commissioners forward a recommendation to City Council and offered to answer any questions.

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.

Commissioner Farley recommended that the poles be a neutral or sand color other than red in order to blend well with the existing building.

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

[PZ 17-011](#)

Consider a request by Dallas Cothrum to amend Planned Development District PD-22 to include 6117 Hillcrest, install a structure on top of the rooftop reception area and modify parking requirements. The subject site is located at 6101 and 6117 Hillcrest Boulevard.

Mrs. Rees approached the podium to present a PowerPoint presentation for item PZ 17-011. Mrs. Rees explained that half of the property is currently in a Planned Development District and the other half is zoned General Retail. Mrs. Rees offered a rendering of the two-hundred foot buffer and gave an explanation of the responses that were received. Mrs. Rees also offered a rendering of the proposed shade structure and gave a breakdown of the dimensions of the existing building and proposed shade structure. Mrs. Rees mentioned that the sides of the structure could extend down in order to block rain and wind. Mrs. Rees displayed a site plan and explained the current parking area and the modifications to the outdoor patio area. Mrs. Rees explained that the last request to be included in the Planned Development District was to allow the four foot chrome cowboy statue on the rooftop. Mrs. Rees expressed that staff recommended that the Commissioners consider the documentation presented and forward a recommendation to City Council.

Dallas Cothrum, resident at 2829 Stanford Avenue and representative of Hotel Lumen, approached the podium. Mr. Cothrum expressed that this request would unify zoning, as well as allow a rooftop structure, change the front patio area, modify parking requirements, and allow a chrome statue. Mr. Cothrum explained that the hotel held various events in the past and the rooftop structure would allow an additional option upon weather conditions. Mr. Cothrum explained that a parking demand study was completed by Pacheco Koch that exhibited plenty of parking on site. Mr. Cothrum mentioned that the nearby bank, SMU, and the HP Methodist Church were supportive of the project. Mr. Cothrum explained that the height of the rooftop deck would be consistent with the elevator overrun and would be setback enough to not be very visible from Hillcrest. Mr. Cothrum expressed that this addition would make the area more usable and would be good for the neighborhood. Mr. Cothrum commented that modifications would be made to the site plan to make it more readily apparent.

Kevin Robertson, resident at 3424 Binkley Avenue, approached the podium and expressed that there was an understating problem in the neighborhood. Mr. Robertson explained that parking has been maxed out, an accident is waiting to happen, cars are jammed together, and that it was currently hard to see in the alleyway. Mr. Robertson also expressed that the music and noise on the roof is loud and that there were currently signs along the public parking area near the hotel that read hotel and valet parking only.

Anne Robertson, resident at 3424 Binkley Avenue, approached that podium. Ms. Robertson expressed that the alleyway is used for deliveries and is sometimes blocked and that there is a blind spot off of Granada that is a real issue. Ms. Robertson explained that the residents have been asked to allow school staff to use private driveways and this addition would only add to the parking problem.

A brief discussion was held regarding the parking and congestion from the hotel and nearby middle school.

Mr. Corthrum approached the podium and expressed that two parking studies were performed during full occupancy and parking was still available. Mr. Corthrum explained that the hotel would agree to no live music on the rooftop and that other music would end at 10pm. A brief discussion was held regarding the existing rooftop space and occupancy load.

The Commissioners held a brief discussion regarding the conditions to the Planned Development District, site plan modifications, and clarification to the request.

Tim McEneny, with Hotel Lumen, approached the podium and expressed that signage of some sort to alert walking pedestrians would be helpful and confirmed that he would ensure that the valet service is not parking cars in the neighborhood.

A brief discussion was held regarding the canopy materials and the Commissioners confirmed that the structure would remain year-round and would not be unsightly.

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:

[107-16](#) Minutes from the Planning and Zoning meeting dated September 26, 2017.

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

ADJOURNMENT: With their being no further business before the Commission, Chairman West adjourned the meeting at 5:55 PM.

Approved by:

Chairman Robert H. West

Date