



Meeting Minutes
Planning and Zoning Commission

Tuesday, May 11, 2021

5:00 PM

Via Video Conference

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

The work session opened at 4:31 PM.

Commissioner Bristow questioned if a parking lot is allowed under UC-3 zoning. Chairman West stated there is a parking lot next to the Beta Theta Pi Fraternity house, which is zoned as UC-3.

Commissioner Philbin questioned if a parking garage is allowed under UC-3 zoning. Jessica Rees, City Planner, believes a parking garage would be considered an accessory use. She explained that Table 5-2: Accessory and Temporary Use Table states this can be granted as a Specific Use Permit (SUP) under UC-3 zoning district. An SUP requires recommendation from the Planning and Zoning Commission and final decision from City Council.

Commissioner Philbin asked for final confirmation that a parking garage under UC-3 zoning requires an SUP request. Mrs. Rees confirmed.

Chairman West requested staff to present case PZ 21-004.

Mrs. Rees presented case PZ 21-004 via PowerPoint. The two-hundred foot (200') buffer, existing conditions and proposed renderings were explained and displayed. Mrs. Rees stated this use is common for Presidential Museums nationwide. The applicant was in attendance for the work session.

Guy Kerr, Bush Center General Counsel and Board Secretary, stated the House and Senate have passed this legislation and is currently pending the Governor's signature, effective September 1, 2021. He expressed how important this community means to the Bush family.

Commissioner Philbin questioned if this is limited to President and Mrs. Bush only. Mr. Kerr stated there has been discussion this would be used for President and Mrs. Bush only, however, the possibility of an extension would only include the Bush's two (2) daughters.

Chairman West requested staff present case PZ 21-002.

Mrs. Rees stated that SMU has modified their April submittal by requesting to re-zone to UC-1, UC-2 and UC-3. The two-hundred foot (200') buffer, satellite view of the subject site and proposed site plan was explained and displayed.

Commissioner Philbin questioned the zoning districts for the three (3) existing

SMU parking garages. Mrs. Rees replied there are two (2) garages zoned as UC-1 and one (1) garage zoned as PD-23.

With no further questions to staff, Chairman West requested staff present case PZ 21-003.

Mrs. Rees stated this request has not changed since April's meeting. The two-hundred foot (200') buffer and proposed site plans were explained and displayed.

With no further questions or discussion, the work session closed at 4:45 PM.

Call to Order

Chairman West called the meeting to order at 5:01 PM.

Introduction of Commission Members

- Present:** 5 - Chairman Bob West, Commissioner Phillip Philbin, Commissioner Doug Roach, Commissioner John Walsh III, and Commissioner James Bristow
- Excused:** 4 - Commissioner Blair Mercer, Commissioner Rusty Goff, Commissioner Jerry Jordan, and Commissioner David DeLorenzo
- Seated:** 1 - Commissioner Doug Hanna

Staff in Attendance

Jessica Rees, City Planner
Serena Palomino, Planning Technician
Rob Dillard, City Attorney

The Planning and Zoning Commission of the City of University Park will conduct a virtual public hearing via GoToMeeting. Consideration will be given to the following item(s):

[PZ 21-004](#)

Consider a request to amend Planned Development 38 to allow for the use of a private family cemetery at the Bush Presidential Library and Museum.

Chairman West requested staff present PZ 21-004 as the first case.

Jessica Rees, City Planner, presented case PZ 21-004 via PowerPoint. The two hundred foot (200') buffer, existing conditions and proposed renderings were explained and displayed. Mrs. Rees stated the approved House Bill will take effect on September 1, 2021. Mrs. Rees also stated the applicant was in attendance.

Guy Kerr, Applicant, expressed how important this community means to the Bush family. Mr. Kerr confirmed they have obtained legislation by the House and Senate. He also stated the seven (7) Presidents following President John F. Kennedy have been buried at their Presidential Museums or Libraries. Mr. Kerr believes it is important to continue the legacy between President George W. Bush, The City of University Park, Southern Methodist University and the

overall community.

Chairman West opened the public hearing for those to speak in favor at 5:06 PM.

Dwayne Danner, 2826 Fondren, questioned if there was a limit on the number of persons buried for this proposal. Mr. Kerr answered this proposal is designated for Mr. and Mrs. Bush only at this time. He also stated this proposal consists of only one portion of the Rose Garden, not the entire space.

Commissioner Philbin clarified that this request is for a family cemetery, therefore the numerical limit is unknown at this time. Mr. Kerr confirmed.

Chairman West stated the Presidential Museums he has visited consist of burials for the President and First Lady only. Mr. Kerr mentioned President George H. W. and Barbara Bush's deceased daughter is buried with them.

With no one else to speak in favor, Chairman West opened the public hearing for those to speak in opposition. With no one to speak, Chairman West closed the public hearing at 5:08 PM.

Commissioner Bristow noted this request consists of a waiver to the detailed site plan.

Rob Dillard, City Attorney, clarified the waiver applies to the necessity of an additional public hearing on a detailed site plan.

A motion was made by Commissioner Philbin, seconded by Commissioner Bristow, that this item be recommended for approval. The motion carried by a unanimous vote.

[PZ 21-002](#)

Consider a request to rezone the property bounded by McFarlin Boulevard to the south, University Boulevard to the North, Airline Road to the West, and Dublin Street to the East. The western portion of the property to be rezoned UC-1, the middle portion to be rezoned UC-2, and the eastern portion along Dublin to be rezoned UC-3.

Mrs. Rees stated that SMU has modified their April submittal by requesting to re-zone to UC-1, UC-2 and UC-3. The two-hundred foot (200') buffer, satellite view of the subject site and proposed site plan was explained and displayed. Mrs. Rees also stated the applicant is in attendance.

Chairman West requested that the applicant present their case.

Michael Molina, SMU Associate Vice President & Chief Architect, presented case PZ 21-002 via PowerPoint. The City Zoning Map, proposed zoning map for the subject site, district lot/building regulations for UC-1, 2 and 3, underground storm water detention system, proposed elevation site plan, landscape improvements and the Walter P. Moore Traffic Study was explained and displayed.

Chairman West opened the public hearing for those to speak in favor at 5:40 PM. With no one to speak, Chairman West opened the public hearing for those to speak in opposition.

Banu Bilhan, 2944 McFarlin, stated it is clear that residents are opposed to a parking lot near residential properties. She feels that their concerns have not been answered by this modified proposal. Mrs. Bilhan stated she is in favor of underground parking, even though she does not think it is necessary for the proposed graduate building. She stated underground parking relieves air, noise and light pollution. She suggested using the parking garage on SMU Boulevard and Airline Road for the proposed graduate school.

Haydar Bilhan, 2944 McFarlin, provided a presentation displaying his observations for the Binkley, Moody and Airline parking garages on April 22, 2021 around 3 PM - 4 PM. Mr. Bilhan also shared and displayed his experience with having SMU as a neighbor.

Matt Joy, 2932 University, expressed the importance to uphold high standards and room for growth within this community. He feels that this proposal does not meet these notions and something more meaningful should be proposed. He suggested underground parking and more green space.

Kyle Pugh, 2924 McFarlin, questioned why the buffer zone/green space needs to be zoned as UC-3. He expressed his concern that SMU may propose a parking garage or building later down the line. He also expressed his respects to SMU and the Commission, but stated he is opposed to this proposal.

Susan Clarkson, 2916 McFarlin, stated she is not opposed to the UC-1 zoning. She suggested SMU come before this Commission with future development plans, rather than recommending approval for UC-2 and UC-3 zoning now. Mrs. Clarkson expressed if SMU requested to re-zone for the Moody development only, this project would have begun construction months ago. She highly suggested that this request be re-submitted as a Planned Development (PD) item.

John Calhoun, 2936 University, stated he has mentioned before that this request causes an increase in traffic and decrease in property values. He expressed he does not agree with the previous meeting's traffic study and SMU's lack of addressing resident's principal concerns. He suggested this Commission recommend to deny this request.

Michael Joy, 2924 University, confirmed this Commission received his response letter and comments. He expressed his concerns regarding the transition from a quiet residential community to a busy commercial community, decrease in property values, and increase in traffic. He does not agree with the modified green space proposal, the addition to existing parking lots and the potential development of a structure.

Brenton Baxter, 2932 Fondren, does not agree with this modified request and has major concerns for the future developments if recommended for

approval. He suggested regulations be put in place to restrict anything more than surface lots and surface greenery on the Eastern portion of this request.

Dwayne Danner, 2826 Fondren, stated he agrees with his fellow neighbors and feels that the authorization SMU is seeking does not match the presented plans. He expressed the plans need further modification in order for SMU to be considered a good neighbor.

Jan Rapp, representing Mary Lacy at 2945 University, stated Ms. Lacy suggested the zoning remain as is and SMU re-submit as a PD. Ms. Lacy is opposed to adding to the existing parking, the eight-foot (8') wall and proposed sign due to property value and traffic concerns.

Micah Riddle, 2829 Fondren, expressed her concerns for the future plans if SMU's request is recommended for approval. She suggested this request be tabled and re-submitted as a PD item.

Tom Bowen, 2917 Dyer, feels that the purpose of this Commission is to protect citizens from encroachment of bigger and more powerful entities. He explained his experience with having SMU as a neighbor.

Rosie Caruth, 2933 Dyer, stated SMU has been a bad neighbor and shared examples. She expressed her concerns regarding property values and traffic safety.

Chris Eggemeyer, 2944 Fondren, stated he is in agrees with the previous comments from his neighbors and opposes this request.

With no one else to speak in opposition to this request, Chairman West closed the public hearing at 6:20 PM.

Commissioner Walsh questioned the purpose of the proposed wall. Mr. Molina answered the proposed wall and green space were a direct response from the neighborhood feedback.

Commissioner Hanna questioned how many parking garages exist currently. Mrs. Rees stated she does not know the direct number off hand, but underground parking exists in some schools. She also mentioned it is not popular option within the residential community due to the expense.

Chairman West stated the YMCA, Park Cities Baptist Church, Highland Park Presbyterian Church and grade schools include underground parking.

Chairman West also expressed Dublin was determined to be SMU's Eastern boundary, this proposal has little effect on property values and the potential for a parking garage is not related to this proposal. He also shared that SMU is as much of a citizen as the rest of the community.

Commissioner Walsh asked for a professional public demeanor based on citizen's reactions to the Chairman West's closing comments.

Chairman West clarified that this is a zoning request, not a PD case. He also mentioned the proposed wall is abutting the neighborhood, not encroaching.

Commissioner Bristow expressed his concern regarding the potential to build a structure in the future.

Commissioner Bristow made a motion, seconded by Commissioner Walsh, to recommend denial of this request. The motion failed by a 2:3 vote.

Commissioner Walsh expressed a PD submittal from SMU seems more appropriate. Mr. Bristow agreed.

A motion was made by Commissioner Philbin, seconded by Commissioner Roach, that this item be recommended for approval. The motion carried by a 3:2 vote.

[PZ 21-003](#)

Consider minor amendments to PD-37 to allow removal of an existing wood fence, to add a masonry wall and to allow replacing the existing parking lot with green space or pedestrian amenities in the future.

Mrs. Rees presented case PZ 21-003 via PowerPoint. The two-hundred foot (200') buffer and proposed concept plan was displayed and explained.

Chairman West requested the applicant present PZ 21-003.

Mr. Molina presented case PZ 21-003 via PowerPoint. The modified concept plan to extend the masonry wall and specifications to the landscape design were displayed and explained. He shared SMU's building square footage information, City of University Parking permit fees, parking impacts and the future creation of a storm water detention system.

Chairman West opened the public hearing for those to speak in favor at 6:45 PM. With no one to speak, Chairman West opened the public hearing for those to speak in opposition.

Haydar Bilhan, 2944 McFarlin, suggested more green space.

Kyle Pugh, 2924 McFarlin, stated he is opposed to this proposal.

With no one else to speak in opposition, Chairman West closed the public hearing at 6:46 PM.

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

Consider the previous meeting minutes with or without corrections:

[21-080](#)

Minutes from the April 13, 2021 Planning and Zoning meeting.

A motion was made by Commissioner Walsh, seconded b Commissioner Bristow, 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 6:50 PM.

Approved by:

Chairman Robert H. West

Date