



# City of University Park

City Hall  
3800 University Blvd.  
University Park, TX 75205

## Meeting Minutes City Council

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Tuesday, January 6, 2026

5:00 PM

Council Chamber

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### EXECUTIVE SESSION

3:00 - 4:00 P.M. Pursuant to TGC§ 551.071, the City Council met in closed session to consult with the City Attorney regarding Dallas Area Rapid Transit (DART) - Chapter 452 of the Transportation Code. No action was taken. Council Conference Room, 2nd Floor, City Hall.

### PRE-MEETING WORK SESSION(S)

4:00 - 5:00 P.M. The City Council met in open work session to receive agenda item briefings from staff. No action was taken. Council Conference Room, 2nd floor, City Hall.

### I. CALL TO ORDER

*Rollcall*

**Present:** 5 - Mayor Tommy Stewart, Mayor Pro Tem Mark Aldredge, Councilmember Phillip Philbin, Councilmember Bob Myers and Councilmember Melissa Rieman

- A. INVOCATION: City Attorney Rob Dillard
- B. PLEDGE OF ALLEGIANCE: City Attorney Rob Dillard / Scouts
- C. INTRODUCTION OF COUNCIL: Mayor Tommy Stewart
- D. INTRODUCTION OF STAFF: City Manager Robbie Corder

Staff in attendance included City Attorney Rob Dillard, Assistant City Manager Shanna Sims-Bradish, Director of Information Services Andy Atencio, Special Projects Coordinator Amanda Hartwick, Fire Chief Randy Howell, Chief of Police Bill Mathes, Director of Engineering Katie Barron, Director of Public Works Keegan Littrell, Community Information Officer Paige Ruedy, Purchasing Manager Elizabeth Anderson, Library Director Jackie Lott, Director of Human Resources Talia Gregory, and Assistant Chief of Police Nelson Walter.

**II. AWARDS AND RECOGNITION****III. CONSENT AGENDA**

25-289 Consider the purchase of trucks for Parks and Sanitation

City Manager Corder said that this is a planned replacement of two vehicles. The first vehicle is a 2026 Ford F550 Crew Cab Dump Truck for the Parks Department in the amount of \$75,325 from Caldwell Country Ford via a BuyBoard contract. The other vehicle is a 2027 Freightliner M2106 Plus truck with a 16-yard refuse body for the Sanitation Division in the amount of \$208,215.81 from Doggett Freightliner of South Texas via a TIPS contract. Both are cooperative contract purchases that satisfy statutory purchasing requirements.

**This purchase was approved.**

25-298 Consider approval of an ordinance including the east curbline of Dublin from the Rosedale / Daniel alley to the Rosedale / Milton alley in the Hillcrest East Residential Parking District

City Manager Corder said that this is a modification to an existing residential parking district on the 2900 block of Rosedale at Dublin. This change is at the request of the resident at 2940 Rosedale and will add the east curbline of Dublin to the residential parking district to mirror the west curbline that is already marked.

**This ordinance was adopted.**

Enactment No: ORD No. 26-001

25-299 Consider approval of Final Payment to SYB Construction for the Snider Plaza Surface Improvements Phase 1 Project

City Manager Corder said that this is a final payment to SYB Construction, the general contractor on the Snider Plaza Surface Improvements Project.

He said the final payment is in the amount of \$946,834.31. The total final project cost was \$18,936,636.19.

**This payment was approved.**

25-300 Consider approval of final payment to SRH Landscapes LLC for the Snider Plaza Large Street Trees Contract  
City Manager Corder said that this is a final payment to SRH Landscapes for the installation of large trees in Snider Plaza for the Snider Plaza Surface Improvements Project. The final payment is in the amount of \$11,365.46. The total contract cost was \$227,411.70.  
**This Action Item was approved.**

25-301 Consider approval of final payment to SRH Landscapes LLC for the Snider Plaza Medium Street Trees Contract  
City Manager Corder said that this is a final payment to SRH Landscapes in the amount of \$9,027.18 for installation of medium street trees for the Snider Plaza Surface Improvements Project. The total contract cost was \$180,543.53.  
**This payment was approved.**

25-304 Consider approval of the purchase of security and access control for the Fondren Building  
City Manager Corder said that this is a security purchase from DIGI for the Fondren Public Safety Training Building in the amount of \$88,815.07. This purchase includes all the materials and installation required to add interior and exterior cameras and door access.  
**This purchase was approved.**

25-305 Consider approval of the minutes of the December 16, 2025 City Council meeting, with or without correction  
**The minutes were approved.**

### Approval of the Consent Agenda

**A motion was made by Mayor Pro Tem Aldredge, seconded by Councilmember Myers, to approve the Consent Agenda. The motion carried by the following vote:**

**Aye:** 5 - Mayor Stewart, Mayor Pro Tem Aldredge, Councilmember Philbin, Councilmember Myers, and Councilmember Rieman

### IV. MAIN AGENDA

25-306

Consider an ordinance ordering a Special Election on Saturday, May 2, 2026, to dissolve the Dallas Area Rapid Transit System (DART) in the City of University Park.

City Manager Corder said that this ordinance will order an election on Saturday, May 2, 2026 to dissolve the City's membership in the Dallas Area Rapid Transit (DART) system in the City of University Park. He said that this is a statutory requirement in Texas Government Code Chapter 452. He noted that the City met on January 5 with DART officials to have open dialogue before today's meeting.

Mayor Stewart said that yesterday's meeting with DART officials was productive.

Mayor Stewart recognized the following speakers who opposed withdrawing from DART:

Walt Humann, 3121 Lovers Lane, spoke about DART's history and University Park's role in the formation of the agency, and he urged the City Council to vote "no" on this withdrawal.

Kevin Norfleet, 2911 Southwestern

Peter Young, 3200 St. Johns Drive

Randall Bryant, DART Chair of the Board

Julie Collier, 2941 Milton, parent of child who rides paratransit

Tammy Greenberg Duble, 1539 Hickory St., Dallas, DART rider

Liesl Bredeson, 3429 Amherst, parent of child who rides paratransit

Kim Roosevelt, 4132 Hanover, Chief Development Officer, My Possibilities, and parent of child who rides paratransit.

Gary Slagel, DART Board member, 21 Bunker Hill, Richardson

Alex Stein, 7509 Inwood Road

Shyam Ganeshram, 12164 Gonzales Drive, Frisco, and member of Dallas Area Transit Alliance, said he is concerned with SMU students not having access to public transportation if the City withdraws from DART.

Councilmember Philbin made remarks. He said that he raised points with DART at the January 5 work session about three things with DART:

He said that the City of University Park has a competitive disadvantage compared to its competitor cities to the north that have chosen not to become members of DART. He asked the city manager to summarize these disadvantages.

Robbie Corder said that the legislature has placed a significant financial burden on cities by lowering the ability of cities to levy property taxes - it's capped at a 3.5% increase per year. He said that this has made sales tax much more important for cities - not just University Park but every city in Texas. He said that Coppell and Flower Mound were original DART cities that left DART. By leaving DART, they were able to use the 1 cent sales tax that previously went to DART to pay for things that they would otherwise be paying for out of their general fund. For example, Coppell has a special .005 cent sales tax that goes to pay for parks projects. They also have a .0025 cent sales tax dedicated to maintenance and repair of city streets. They use sales tax to pay for a crime control and prevention district that can fund police salaries. He said that Flower Mound has a 1.5 cent sales tax that goes directly to the general fund. They also have a .0025 cent sales tax that covers police and crime prevention cost and they have another .0025 cent sales tax that helps pay for fire control and emergency medical services. Robbie said that by dedicating a 1 cent sales tax to DART, it prevents the City from adopting another sales tax to pay for these types of costs. He said that University Parks pays for all of these items primarily through property tax.

Councilmember Philbin said that he talked to DART about two other items, debt and proportionality. He said that University Park has contributed \$122 million over the years to DART via the 1 penny sales tax that is allocated to them. He spoke about DART's debt and general obligations. He said that DART provided the total dollar amount of its general obligations as \$9,767,711,312. He said that DART says that the City owes DART an additional \$91,721,650. He said that this includes billions of dollars of debt that DART has incurred. He said that the City is

being asked to give at least \$213 million to DART, much of which is for commuter rail and light rail that is not located in University Park. He noted that there is only one opportunity every six years to call an election to pull out of DART. Councilmember Philbin said that the question is what's the cost for the City to stay in DART another six years. He said that the City collected \$7,331,452 in sales tax last year. He said that if University Park doesn't pull out of DART now, it will contribute another \$43,988,712 to DART over the next six years.

He said that the City also needs to cover the debt piece. Looking at DART's 20-year plan, DART estimates it will take out \$2.5 billion in debt in the next 20 years. He said that this debt issuance is front loaded in the front seven years, so it would add \$2.255 billion in debt incurred by DART. He said that he does not have the dollar figure for the additional obligations that may make the number higher.

Councilmember Philbin said that with the new debt, it will cost the City an additional \$22.55 million to remain in DART for the next six years. He said that DART has said that it will remove all services from University Park immediately if it elects to remove itself from DART. He noted that DART subsidizes the SMU shuttle (\$381,924 per year), paratransit (\$45,630 - \$112,255 per year) and the GoLink point-to-point ride service. He said that GoLink is essentially Uber and that this service could be provided at less cost. He thinks the value of the GoLink service in University Park provided by DART is about \$78,500. He said that his calculations show that DART spends \$506,054 on services annually in the City of University Park - the six-year total is \$3,036,324. He said that DART has systematically dwindled the bus service provided in University Park from nine lines to now only one bus line in University Park, on Preston Road. He said that the City contributes far more than the services it receives from DART. He said that the proportionality is that DART may be providing \$3 million of services over the next six years, but the City will contribute \$66,538,712 over the next six years. He said that at the January 5 work session, DART would not commit to a minimum level of service and would not commit to stop issuing debt. He said that he thinks that this decision to remain in DART should be put to the voters in May given that this is the window of opportunity to do it.

**A motion was made by Councilmember Phillip Philbin, seconded by Councilmember Melissa Rieman, to adopt this ordinance ordering a Special Election on Saturday, May 2, 2026, to dissolve the Dallas Area Rapid Transit System (DART) in the City of University Park. The motion carried by the**

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following vote:

**Aye:** 5 - Mayor Stewart, Mayor Pro Tem Aldredge, Councilmember Philbin, Councilmember Myers, and Councilmember Rieman

Enactment No: ORD No. 26-002

25-293

Consider an ordinance amending Planned Development District 22 to allow for the installation of a commercial solid-fuel smokehouse structure to support the Los Charros restaurant operation within the Graduate Hotel. The property address is 6101 Hillcrest Avenue. PZ 25-006

City Manager Corder said that this is a request from the Los Charros restaurant at The Graduate Hotel to amend PD-22 to allow for the installation of a commercial solid-fuel smokehouse structure. This item was continued from the December 16 City Council meeting. Director of Public Works Keegan Littrell said that the applicant, Mr. Farrell, met with some of the neighbors and the Community School to try to discuss some of their concerns. He said that the public hearing was held at the December 16 meeting. Staff and the Planning & Zoning Commission recommended approval of this item.

Mayor Stewart recognized the following speakers:

*Opposed*

Addison Fontein, 4104 Bryn Mawr

Curtis Downs, 3436 Binkley

Melanie Rudebeck, 3412 Binkley, Director of the Community School of the Park Cities

Susan Brunz, 3417 Granada Ave.

Morgan Bass, 3435 Granada Ave.

Jong Kim, 3415 Granada Ave.

*In Favor*

Coleman Brown, 3905 Bryn Mawr

John Fainter, 4029 Hanover

Julian Barsotti on Westway

Alex Stein, 7509 Inwood Road

**A motion was made by Councilmember Melissa Rieman, seconded by Mayor Pro Tem Mark Aldredge, to adopt this ordinance amending Planned Development District 22 to allow for the installation of a commercial solid-fuel smokehouse structure to support the Los Charros restaurant operation within the Graduate Hotel. The motion carried by the following vote:**

**Aye:** 5 - Mayor Stewart, Mayor Pro Tem Aldredge, Councilmember Philbin, Councilmember Myers, and Councilmember Rieman

Enactment No: ORD No. 26-003

25-285

Consider an ordinance revising the time limits for the Resident Parking designation in the 3200 block of Milton

Director of Public Works Keegan Littrell said that a resident in the 3200 block of Milton asked for the resident only parking district to be enforced at all times. Currently, the parking district is enforced Monday - Friday, 8 a.m. to 5 p.m. He said that staff mailed out surveys to the 20 residences on the block and received 17 back - 14 were in favor and 3 were opposed.

Councilmember Rieman asked how this came about. Keegan said that a resident made this request because there are often cars that park on the street on weekends in addition to during the week making it difficult to park in front of their house.

Anna Kay Rice, 3213 Milton, addressed the City Council and said she is opposed to the district being enforced at all times.

Mayor Pro Tem Aldredge asked if there are other parking districts that are 24/7. Keegan said yes, but not where one block is carved out to itself. Mayor Pro Tem Aldredge asked if the resident was willing to let the City try a trial basis of these time limits. Ms. Rice said that sometimes the football games bring cars to their street on the weekends, but that this is a public street.

Mayor Pro Tem Aldredge asked Keegan about designating just one side of the street enforced at all times. Keegan thinks it may be an enforcement issue for the Police. Councilmember Rieman said she shares Anna Kay's concern about it being a public street. Mayor Pro Tem Aldredge noted that there are others on the block who support this change.

**A motion was made by Mayor Pro Tem Mark Aldredge, seconded by Councilmember Phillip Philbin, to deny adoption of this ordinance. The motion carried by the following vote:**

**Aye:** 5 - Mayor Stewart, Mayor Pro Tem Aldredge, Councilmember Philbin, Councilmember Myers, and Councilmember Rieman

25-297

Consider a resolution approving a license agreement form for use of the public sidewalk in Snider Plaza

Assistant City Manager Shanna Sims-Bradish said that with the completion of the Snider Plaza Improvements Project, staff is presenting sidewalk usage policies and a license agreement form for the Council's consideration. She said that the license agreement process is about ensuring accessibility in the Plaza, especially complying with the Americans with Disabilities Act (ADA). She said that these proposed policies were reviewed by the Commercial Retail Advisory Committee and the Public Works Advisory Committee in October 2025.

She said that the ADA defines accessible access as four-foot width at a minimum, five-foot width recommended on a sidewalk. Currently, items allowed to be placed on the sidewalk include sandwich board signage in front of the business, planters, and tables and chairs. The license agreement allows tables and chairs for outdoor seating in the four feet directly in front of the business. The process would require an annual license agreement

Shanna said that a Special Event Permit would allow some use of the sidewalk for special events.

Councilmember Rieman asked about the four feet allowed for the businesses to put things next to their business. Shanna said that businesses are not allowed to place anything on the sidewalk beyond four feet and may not place anything in the parking curbside. Shanna said that the sidewalks must have a minimum of four feet of walking space although five feet is preferred.

**A motion was made by Councilmember Phillip Philbin, seconded by Councilmember Bob Myers, to approve this resolution approving a license agreement form for use of the public sidewalk in Snider Plaza. The motion carried by the following vote:**

**Aye:** 5 - Mayor Stewart, Mayor Pro Tem Aldredge, Councilmember Philbin, Councilmember Myers, and Councilmember Rieman

Enactment No: RES No.23-001

25-302

## Consider an ordinance designating one-way alleys near Snider Plaza

Director of Engineering Katie Barron recapped the presentation at the November 18 meeting about the ordinance that limited heavy trucks in Snider Plaza. She said that the regulatory signs are up now and the regulations are being enforced.

She said that staff discussed the need to have consistent policies for the deliveries in the alleys of Snider Plaza. She showed a listing of other shopping centers similar to Snider Plaza and their regulations on delivery zones and times.

She said that staff surveyed the Snider Plaza merchants and owners about their support for delivery zones and times when deliveries can take place. She said that there was strong support for the zones, although there were some merchants who were concerned about deliveries at their businesses.

She said that the Commercial Retail Advisory Committee and the Public Works Advisory Committee reviewed the idea of one-way alleys and delivery zones. Both committees were supportive of delivery hours restrictions but differed on delivery zone locations.

From the survey responses, staff developed the following recommendations:

- No Loading/Unloading Zones in the alley west of Snider Plaza adjacent to residences
  - Alleys from 6611 - 6627 Snider Plaza
  - Alleys from 6701 - 6717 Snider Plaza
  - Alleys from 6801 to 6817 Snider Plaza
- No deliveries between 11 a.m. - 2 p.m.
  - Applies to all deliveries regardless of truck size or location
- One-Way Alleys:
  - Northbound Alleys between Snider Plaza and Hillcrest (6600-6800 blocks)
  - Southbound Alleys between Snider Plaza and Hursey (6600-7000 blocks)

She showed a map of proposed one-way alleys, based on how the Sanitation Division collects trash in Snider Plaza and the directions they travel. The main reason for implementing one-way alleys is to improve safety for individuals accessing the alley and vehicles and improved traffic flow.

Katie said that if approved, staff would prepare a communication strategy with all Snider Plaza businesses, including an information flyer for businesses to provide delivery trucks, provide signage and enforcement, and schedule a City Council discussion in Fall 2026 to discuss the ordinances and any needed refinements.

Katie said that they discussed the potential for expanding to the 6801 to 6823 Snider Plaza extension

Councilmember Philbin thanked Katie and her team for everything they have done in Snider Plaza.

The mayor recognized David Rejebian, property owner of 6619 Snider Plaza and chair of the Parking Task Force. He asked if the no-delivery zones will be in effect all the time. Katie said yes. He noted that one of the no-delivery zones is behind three restaurants, so he wondered where the trucks will go to make deliveries. Katie explained that the trucks can still make deliveries close to these restaurants by using buggies. David said that he thinks these changes in Snider Plaza will improve accessibility for the residents who live behind the businesses and the businesses themselves.

Katie spoke about the private parking spaces in the alleys and that they want to enforce parked cars not butting out into the alleyway and making it harder to pass.

**A motion was made by Councilmember Bob Myers, seconded by Councilmember Melissa Rieman, to adopt this ordinance designating one-way alleys near Snider Plaza. The motion carried by the following vote:**

**Aye:** 5 - Mayor Stewart, Mayor Pro Tem Aldredge, Councilmember Philbin, Councilmember Myers, and Councilmember Rieman

Enactment No: ORD No. 26-004

#### 25-303

Consider an ordinance establishing "No Loading/Unloading" zones in the alley west of Snider Plaza and prohibiting deliveries between 11 a.m. - 2 p.m. in and near Snider Plaza

**A motion was made by Councilmember Bob Myers, seconded by Councilmember Phillip Philbin, to adopt this ordinance establishing "No Loading/Unloading" zones in the alley west of Snider Plaza and prohibiting deliveries between 11 a.m. - 2 p.m. in and near Snider Plaza, and adding 6823 Snider Plaza to the "No Loading/Unloading" zones. The motion carried by the following vote:**

**Aye:** 5 - Mayor Stewart, Mayor Pro Tem Aldredge, Councilmember Philbin, Councilmember Myers, and Councilmember Rieman

Enactment No: ORD No. 26-005

**V. PUBLIC COMMENTS**

Alex Stein made remarks.

Chase Woodall, 2829 Fondren, spoke about coyotes in University Park. He said that his cats were killed by coyotes. He would like the City to address coyotes in the City.

Chief Mathes said that the City can track coyote sighting with a tool on the website and can use this information to take action if needed.

**VI. ADJOURNMENT**

As there was no further business, Mayor Stewart adjourned the meeting.

Considered and approved this 20th day of January, 2026:

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Tommy Stewart, Mayor

ATTEST:

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Christine Green, City Secretary