



**PLANNING AND ZONING COMMISSION
UNIVERSITY PARK, TEXAS**

**SUMMARY OF RESPONSES
August 16, 2016**

P&Z 16-003

Responses within the 200 foot buffer

Number of notices mailed	45
Number of responses received	22
OPPOSED	12
IN FAVOR	10
UNDECIDED	1



SMITH DEBORAH HEABERLIN
22500 MCCAULEY RD UNIT E
SHAKER HEIGHTS, OH 441222718

**NOTICE OF PUBLIC HEARING
CASE # PZ 16-004**

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Interested parties are invited to attend the hearing and speak to the Commission. If you have any questions pertaining to this case please call 214-987-5423. Please complete this form and return it prior to the date of the public hearing. Your reply may be sent by mail to: Patrick Baugh, Community Development Director, City of University Park, 3800 University Boulevard, Texas 75205 or hand deliver to 4420 Worcola Street Dallas, Texas 75206.

****Please Type or Use Black Ink.**

(Circle one) IN FAVOR

OPPOSED

UNDECIDED

Name:

(Please Print)

Deborah Heaberlin Smith

Signature:

Deborah Heaberlin Smith

Address:

3434 Daniel Ave. - Unit E
Dallas, TX 75205

Comments:

Zoning Change and Amendment Process

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STARHILL I LTD CO & STARHILL II LTD C
2413 SEVILLE CT
PINOLE, CA 945641109

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****Please Type or Use Black Ink.**

(Circle one) IN FAVOR

OPPOSED

UNDECIDED

Name: FRANK KOTLIER
(Please Print)

Signature: Frank A. Kotlier

Address: 2413 SEVILLE CT.
PINOLE, CA 94564-1109

Comments: _____

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WIETHOFF DEBORAH P & TERRY D
3437 HAYNIE AVE
DALLAS, TX 752051842

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****Please Type or Use Black Ink.**

(Circle one) IN FAVOR

OPPOSED

UNDECIDED

Name:

(Please Print)

Terry D Wiethoff

Signature:

Address:

Terry D Wiethoff
3437 Haynie Ave
University Park, TX

Comments:

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MARSHALL JOHN MCCLELLAN & JAMIE L
3418 DANIEL AVE UNIT 3418
DALLAS, TX 752051841

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****Please Type or Use Black Ink.**

(Circle one) IN FAVOR

OPPOSED

UNDECIDED

Name: JOHN MCCLELLAN MARSHALL & JAMIE L, MARSHALL
(Please Print)

Signature: John McClellan Marshall & Jamie L. Marshall

Address: 3418 DANIEL AVENUE
UP, TX 75205

Comments: What about traffic increase & parking problem?

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August 1, 2015

RE: Proposed development on Hillcrest State Bank site

To The Honorable City Council of University Park:

We wish to object, respectfully, to the proposed development on the site of the Hillcrest State Bank and the adjacent properties on the following grounds:

University Park is not West End Village, nor is it West End or a site of loft residences, and the proposed development would alter fundamentally the character of this part of the City.

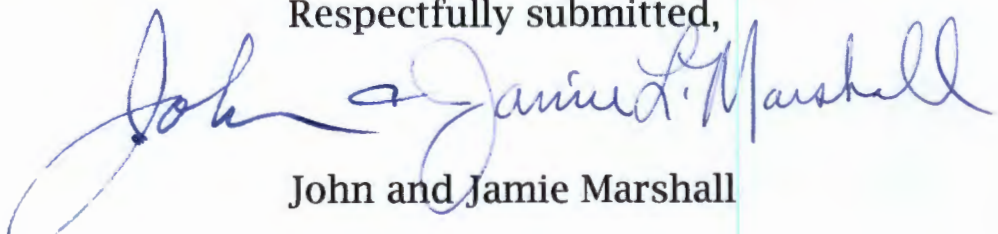
The proposed building exceeds any of the height limitations imposed upon buildings elsewhere under Sec. 20 of the City Ordinances in the City by a considerable amount without a special permit. This problem could be solved by limiting it to four stories, as the present building is.

The quantity and angle of the glass on the west side of the proposed building in the summer months will cause major heating of the homes that border on the north side of Daniel. The effect is likely to alter the climate of those homes, including ours at 3418 Daniel, with potential damage to vegetation and increased cost of cooling. This is similar to the problems experienced by the Nasher Museum in downtown Dallas from the effects of the Museum Tower Building. It would help to make the building lower.

Further, the height of the building, particularly on the west side, overlooks residential areas with a potential for invasion of privacy of residents by people in the upper office floors.

The runoff from rains typical of recent months from the underground and surface parking will likely increase the potential for flooding of the area around the intersection of Haynie and Golf Drive and the City Hall.

Respectfully submitted,



John and Jamie Marshall



CROCKETT DAVID S CREDIT SHELTER
TRUST
12377 MERIT DR STE 777
DALLAS, TX 752512218

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****Please Type or Use Black Ink.**

(Circle one) IN FAVOR

OPPOSED

UNDECIDED

Name: David S. Crockett, Jr.
(Please Print)

Signature: *David S. Crockett, Jr.*

Address: 12377 Merit Drive, Suite 777
Dallas, TX 75251

Comments: _____

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****Please Type or Use Black Ink.**


(Circle one) IN FAVOR

OPPOSED

UNDECIDED

Name: SLOANE & PRESTON PHILLIPS

(Please Print)

Signature: 

Address: 3429 HAYNIE AVE

UNIVERSITY PARK, TX 75205

Comments: SEE ATTACHED

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3429 HAYNIE COMMENTS:

1. We want to see the property redeveloped.
2. Maintain 25' setback along Haynie west of alley.
3. No parking structure extending onto Lot 6.
4. No parking structure taller than 1 story, not 40' tall as it appears in renderings.
5. Building height - we are for allowing greater height close to Hillcrest to give the developer economics to build a better project. We would trade a taller building with a smaller footprint (e.g. greater setback from streets). This would give them more rental glass in office building and better economics to afford more parking underground.
6. Pedestrian access from the south besides Hillcrest - approaching from the south we are looking at the backside of a large structure. The project needs a pedestrian walk thru to Snider Plaza. From the southwest there is not a decent pedestrian pathway along Daniel (sidewalk, etc.). We see many people walk from the west along Haynie to get to Snider Plaza. They should consider placing a walkway along the western edge of development, or have some way to go north besides the sidewalk along Hillcrest.
7. We would like to see an architectural style more consistent or blends better with SMU, Snider Plaza, and surrounding community. We do not want another Museum Tower issue with reflected sunlight damaging property off site.



BOOTH JOHN A & DANIELLE D
3417 HAYNIE AVE
DALLAS, TX 752051842

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****Please Type or Use Black Ink.**

(Circle one) IN FAVOR

OPPOSED

UNDECIDED

Name: JOHN BOOTH
(Please Print)

Signature: [Signature]

Address: 3417 HAYNIE

Comments: TWO TALL & TWO LARGE IN SCALE

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DAMMACK WILLIAM W
3434 DANIEL AVE APT H UNIT H
DALLAS, TX 752051870

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(Circle one) IN FAVOR

☒ OPPOSED

☐ UNDECIDED

Name:
(Please Print)

Pouya Pourghasbi

Signature:

Address:

3434 Haynie Ave
Dallas, TX 75203

Comments:

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TUBB JAMES C
3407 HAYNIE AVE
DALLAS, TX 752051842

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(Circle one) IN FAVOR

OPPOSED

UNDECIDED

Name:

(Please Print)

J. Richard Tubb

Signature:

Address:

Comments:

J. Richard Tubb

3407 Haynie, Dallas, TX 75205

James C. Tubb is deceased. Along with my brother and sister I am now the owner of the property at 3407 Haynie. I also live there.

The project as currently proposed is too large, not appropriate in scale and fails to

Zoning Change and Amendment Process

consider the needs of the neighborhood.

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CAMMACK WILLIAM W
3434 DANIEL AVE APT H UNIT H
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(Circle one) IN FAVOR

OPPOSED

UNDECIDED

Name:

(Please Print)

Signature:

Address:

William W. Cammack
3434 Daniel Avenue Apt. H
Dallas, Texas
75205-1870

Comments:

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Jessica Steele

From: Katie Blair <Katieblair@sbcglobal.net>
Sent: Wednesday, August 10, 2016 4:09 PM
To: Jessica Steele
Subject: Objections to proposal for redevelopment

Hi Jessica,

Thank you for contacting me. I do want to register my opposition to the redevelopment proposal.

Sincerely,

Katherine Blair
3409 Haynie ave

Sent from my iPad



CAMMACK WILLIAM W
3434 DANIEL AVE APT H UNIT H
DALLAS, TX 752051870

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Interested parties are invited to attend the hearing and speak to the Commission. If you have any questions pertaining to this case please call 214-987-5423. Please complete this form and return it prior to the date of the public hearing. Your reply may be sent by mail to: Patrick Baugh, Community Development Director, City of University Park, 3800 University Boulevard, Texas 75205 or hand deliver to 4420 Worcola Street Dallas, Texas 75206.

****Please Type or Use Black Ink.**

(Circle one) IN FAVOR

OPPOSED

UNDECIDED

Name:
(Please Print)

MARY LOU NEIL

Signature:

Mary Lou Neil

Address:

3921 Haynie

Comments:

Zoning Change and Amendment Process

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PORTER RUFUS C ESTATE
PO BOX 601624
DALLAS, TX 753601624

**NOTICE OF PUBLIC HEARING
CASE # PZ 16-004**

RECEIVED
THURSDAY
JUNE 16
2016
DALLAS
TEXAS

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****Please Type or Use Black Ink.**

(Circle one) ☒ IN FAVOR

☐ OPPOSED

☐ UNDECIDED

Name:

(Please Print)

ESTATE OF RUFUS PORTER

Signature:

[Handwritten Signature]

Address:

PO BOX 601624
DALLAS - TX 75360

Comments:

CO-EXECUTOR OF RUFUS
PORTER ESTATE

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****Please Type or Use Black Ink.**

(Circle one) **IN FAVOR**

OPPOSED

UNDECIDED

Name: SPC Hillcrest LP
(Please Print)

Signature:

Address: Block 2, University Park Addition, Lot 4

Comments: In favor.

Zoning Change and Amendment Process

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****Please Type or Use Black Ink.**

(Circle one) **IN FAVOR**

OPPOSED

UNDECIDED

Name: SPC Hillcrest LP
(Please Print)

Signature:

Address: Block 3, University Park Addition, Lot 4

Comments: In favor.

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****Please Type or Use Black Ink.**

(Circle one) **IN FAVOR**

OPPOSED

UNDECIDED

Name: SPC Hillcrest LP
(Please Print)

Signature:

Address: Block 3, University Park Addition, Lot 5

Comments: In favor.

Zoning Change and Amendment Process

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(Circle one) **IN FAVOR**

OPPOSED

UNDECIDED

Name: SPC Hillcrest LP
(Please Print)

Signature:

Address: Block 3, University Park Addition, Lot 6

Comments: In favor.

Zoning Change and Amendment Process

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(Circle one) **IN FAVOR**

OPPOSED

UNDECIDED

Name: SPC Hillcrest LP
(Please Print)

Signature: _____

Address: Block 3, University Park Addition, Lot 7

Comments: In favor.

Zoning Change and Amendment Process

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(Circle one) **IN FAVOR**

OPPOSED

UNDECIDED

Name: SPC Hillcrest LP
(Please Print)

Signature: _____

Address: Block 3, University Park Addition, Lot 8

Comments: In favor.

Zoning Change and Amendment Process

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****Please Type or Use Black Ink.**

(Circle one) **IN FAVOR**

OPPOSED

UNDECIDED

Name: SPC Hillcrest LP
(Please Print)

Signature: _____

Address: Block 3, University Park Addition, Lot 9

Comments: In favor.

Zoning Change and Amendment Process

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****Please Type or Use Black Ink.**

(Circle one) **IN FAVOR**

OPPOSED

UNDECIDED

Name: SPC Hillcrest LP
(Please Print)

Signature:

Address: Block 3, University Park Addition, Lot 10

Comments: In favor.

Zoning Change and Amendment Process

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****Please Type or Use Black Ink.**

(Circle one) IN FAVOR

OPPOSED

UNDECIDED

Name: SPC Hillcrest LP
(Please Print)

Signature: _____

Address: Block 3, University Park Addition, Lot 11

Comments: In favor.

Zoning Change and Amendment Process

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DUNNAGAN JANNA J
3434 DANIEL AVE APT A UNIT A
DALLAS, TX 752051860

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****Please Type or Use Black Ink.**

(Circle one) IN FAVOR

OPPOSED

UNDECIDED

Name:

(Please Print)

Janna Dunnagan

Signature:

Janna Dunnagan

Address:

3434 Daniel Ave #A

UP TX 75205

Comments:

Any structures need to end at Snider Plaza alley
Line - need to see traffic pattern plans - a lot →

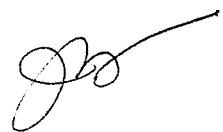
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of families walk through here, lots of children on bikes, beginning teen drivers, golf carts, motorcycles of all kinds from mini bikes to Harleys. Major traffic needs to ~~ate~~ feed into Hillcrest.

I am traveling week of 6/13





**PLANNING AND ZONING COMMISSION
UNIVERSITY PARK, TEXAS**

SUMMARY OF RESPONSES

August 16, 2016

P&Z 16-003

Responses not within the 200 foot buffer

OPPOSED	28
IN FAVOR	89
UNDECIDED	0

Jessica Steele

From: Doug Cooper <dcooper@southwestoutdoor.com>
Sent: Friday, June 10, 2016 2:22 PM
To: Jessica Steele
Subject: Park Plaza Comments

Hi Mrs. Steele,

I would like to submit the following comments regarding the approval or denial of the Park Plaza development.

My name is Doug Cooper and my family and I live at 3319 Milton.

Although I, and certainly lots of other area residents, would love to see the current structure at the site in question replaced with something else, the submitted elevations and plans do not compliment the surrounding architecture whatsoever. Not only is the submitted architecture completely out of place being directly across the street from one of the oldest shopping centers in the United States, Snider Plaza and SMU who has worked so diligently with respect to maintaining the surrounding architecture with all of their new buildings that they continue to add, but the height of the proposed building is wildly out of place being 119'. This building would probably be a great fit in an area such as uptown or downtown, but certainly not on this corner, it would be such a glaring anomaly from the surrounding buildings and architecture. I truly hope that the current building is replaced with a structure that both compliments and contributes to the area through the proper use of architecture, height and use. I appreciate every member of this committee and I thank you all for taking the time to consider my comments and concerns.

Best Regards,



Doug Cooper
T. (214) 526-0000
F. (214) 526-9688
5206 McKinney Ave. Ste. 204
Dallas, TX 75205



CAMARON WILLIAMS
CITY CLERK
CITY OF UNIVERSITY PARK
3800 UNIVERSITY BOULEVARD, SUITE 100
DALLAS, TX 75205-1371

NOTICE OF PUBLIC HEARING
CASE # PZ 16-004

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****Please Type or Use Black Ink.**

(Circle one) **IN FAVOR**

OPPOSED

UNDECIDED

Name:
(Please Print)

Cindy Holliday

Signature:

Cindy Holliday

Address:

3505 Haynie
Dallas, TX. 75205

Comments:

See below

Zoning Change and Amendment Process

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- ① increased traffic into residential neighborhood
- ② size of structure too large
- ③ increased parking will invite crime/security issues
- ④ restaurants noise after hours
- ⑤ Residential/multi-family stay as zoned not for massive sized parking garage.
- ⑥ Follow the money, who's winning & residents expense & Property Values
- ⑦ Character of the Community is being transformed.



CAMMACK WILLIAM W
3454 DANIEL AVE APT. 11 UNIT H
DALLAS, TX 752051870

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****Please Type or Use Black Ink.**

(Circle one) IN FAVOR

OPPOSED

UNDECIDED

Name:
(Please Print)

William David Holliday

Signature:

William D Holliday

Address:

3505 Haynie Ave 75205

Comments:

① Increased Traffic ② Too Big ③ Already Denied
④ This is a residential Neighborhood ⑤ Addition of
Parking Garage

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CAMMACK WILLIAM W
3434 DANIEL AVE APT 13 UNIT H
DALLAS, TX 752051870

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****Please Type or Use Black Ink.**

(Circle one) IN FAVOR

OPPOSED

UNDECIDED

Name:
(Please Print)

LAURENCE G. NEWMAN

Signature:

Address:

3529 HAYNIE AVE.
DALLAS, TEXAS 75205

Comments:

TOO BIG! IS TOO TALL

Zoning Change and Amendment Process

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CAMMACK WILLIAM W
3434 DANIEL AVE APT. 11 UNIT H
DALLAS TX 752051870

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****Please Type or Use Black Ink.**

(Circle one) IN FAVOR

OPPOSED

UNDECIDED

Name:

NANCY NEWMAN

(Please Print)

Signature:

Address:

3529 HAYNIE AV.

DALLAS, TX. 75205

Comments:

CONCEPTUAL RENDERINGS INDICATE THIS PROPOSAL IS DENYING YEARS OF NEIGHBORHOOD WORK IN OPPOSITION

Zoning Change and Amendment Process

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TOO PROJECTS THAT ARE TOO TALL, TOO MASSIVE TO BE ACROSS THE STREET & NEXT TO RESIDENTIAL PROPERTIES. THE ALLEY NEEDS TO PROVIDE PASS THROUGH ACCESS TO PLAZA, RELIEF TO MASSIVE CONCRETE WALL, VISUAL SIGHT LINE TO RESIDENCES. HEIGHT MUST BE RESTRICTED TO NO HIGHER THAN LUMEN HOTEL, BANK OF TEXAS, FROM MOCKINGBIRD TO LOVERS LANE ALL ALONG HILLCREST. IF ONE

DEVELOPMENT GETS SPECIAL TREATMENT, DEVELOPERS
WILL BEGIN TRANSFORMING THIS NEIGHBORHOOD,
INTO ANOTHER PRETENCENTER — TOO DENSE,
TOO TALL, MORE ABOUT BUSINESS THAN
RESIDENTIAL PROPERTIES.

DENY THIS REQUEST, REITERATE TO
DEVELOPER THAT THIS TYPE OF MASSIVE
DEVELOPMENT IS NOT ALLOWED IN THIS
RESIDENTIAL, HISTORIC LOW-RISE COMMERCIAL
AREA OF UNIVERSITY PARK.

THE RESIDENTIAL LOTS WEST OF THIS
PROJECT MUST BE ADDRESSED AS PART OF
DEVELOPMENT PLAN. NEIGHBORS NEED TO
KNOW + DEPEND ON CITY TO KEEP THESE
PROPERTIES LOW-RISE RESIDENTIAL.

Jessica Steele

From: Nancy Newman <nvnstudio@sbcglobal.net>
Sent: Tuesday, June 21, 2016 2:14 PM
To: Jessica Steele
Subject: Fwd: Strode Properties Park Plaza PD

Sent from my iPhone

Begin forwarded message:

From: Nancy Newman <nvnstudio@sbcglobal.net>
Date: June 21, 2016 at 11:23:34 AM CDT
To: jsteel@uptexas.org
Subject: Strode Properties Park Plaza PD

To: Planning and Zoning Commission
City Council
City of University Park, TX
c/o jsteel@uptexas.org

From: Nancy Newman
3529 Haynie AV.
University Park, TX.

First, I respectfully request that P & Z continue or postpone any action and hearings regarding Strode Properties PD until September when all residents can be informed & involved in the process. This project as proposed will irrevocably change the character and livability of University Park. It is unconscionable to hold hearings in summer or around holiday times when many residents are out of town.

Residents were not given adequate notice this time. Considering the contentious history around this property All residents need to be notified & given the chance to voice an opinion regarding the future they want for UP.

I strongly oppose this PD as presented. The height, the mass, the traffic at one of the busiest and most dangerous intersections in UP is unacceptable.

I strongly oppose this PD as presented because if approved in this concept it will set a precedent for future massive development along Hillcrest from Lovers Ln to Mockingbird.

I strongly oppose closing off or selling the alley. This is an important sight line creating connection and transition to the residential neighborhood. It is a traffic reliever as well.

The city should have copies of the 657 petition signatures in opposition to the Huddleston proposal. The Strode proposal is taller, larger in mass, assumes ownership of alley, and does not address residential properties also owned by Strode. These are valuable assets that could improve the development if used for high end town houses. I feel certain all 657 would oppose this

project as presented. Many other residents would sign if they were aware of project.

CUP should also have a copy of a traffic study by Wilbur Smith & Associates that illustrates significant traffic impact from the Hiddleston project which would apply to this project. An update of this study needs to be done before decisions are made.

I do want to see these properties developed. Hopefully Strode and the city of University Park will work in concert with the residents to assure a first rate, responsible development that adds to the quality of life in UP rather than a massive development that adds frustration and stress. Thank you for your consideration,

Nancy Newman
214-649-1936

Sent from my iPhone



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****Please Type or Use Black Ink.**

(Circle one) IN FAVOR

OPPOSED

UNDECIDED

Name:
(Please Print)

Laura + Greg Silver

Signature:

Laura Silver

Address:

3424 University Blvd
Dallas, TX 75205

Comments:

Building is too high and would heavily
increase traffic in the area with small children

Zoning Change and Amendment Process

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Jessica Steele

From: Pat Baugh
Sent: Tuesday, June 14, 2016 8:05 AM
To: Jessica Steele
Subject: FW: Communication to the City Manager

More on Park Plaza

-----Original Message-----

From: Robbie Corder
Sent: Tuesday, June 14, 2016 7:01 AM
To: Nancy
Cc: Pat Baugh
Subject: Re: Communication to the City Manager

Nancy,

Thank you for you email regarding the proposed redevelopment of the Chase Bank. We will pass along your comments to the Planning & Zoning Commission as they consider the property owner's request.

Robbie

> On Jun 13, 2016, at 3:05 PM, "Nancy" <nancydeemiller@gmail.com> wrote:

>

>

> I am a 50 year resident of the park cities. I am very sad to think that we might become even more metropolitan and even less small town urban with the building of this huge structure. I have already limited my time in Snider Plaza to minimize the stress the traffic in the plaza brings to me.

>

> Please don't exacerbate the traffic and esthetic problems that are creeping into our sweet neighborhood by letting this development come to fruition

>

> Thank you,

>

> Nancy Miller

>

> Lil' Bits Mini Donuts

> 214-616-9098

> Lilbitsdonuts.com

> Lilbitsclouds.com

>

In your Franklin legal rubricing 23-106 C-Commercial District, max height is 55'. So why does the developer feel entitled to build a 119' building?



NOTICE OF PUBLIC HEARING
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****Please Type or Use Black Ink.**
(Circle one) IN FAVOR

OPPOSED

UNDECIDED

Name: Jackie Haef
(Please Print)

Signature: [Signature]

Address: 3439 University, Dallas, Tx 75205

Comments: 8383 Preston Center Plaza built 4 stories in 2012 is a shopping center - It looks great! Why can't we have a low

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rise building

To the Members of the Planning & Zoning Commission:

I write you regarding the above-referenced case number involving the City's consideration of a project known conceptually as "Park Plaza," a development being put up for re-zoning that is located on the prominent corner of Daniel and Hillcrest adjacent to Snider Plaza.

I am a life-long resident of University Park, and I have worked in Snider Plaza for going on 15 years, where I office with my father at 6727 Hillcrest.

I would say that I have a better-than-pedestrian knowledge of the goings-on regarding the subject development.

I would like to to take this time to register my OPPOSITION to the proposed development as it is currently being presented.

I can think of three short reasons why I am opposed.

1. LOOK-AND-FEEL. The rendering of the development is not properly and aesthetically beholden to the surrounding architecture. SMU's red brick comes to mind as a fitting choice for something of such a grand scale being erected in a small town in a setting surrounded by residentially zoned parcels. On a personal note, I don't look forward to being BLINDED every day by the reflective glass that might cover the finished project on all sides going up seven stories as proposed.

2. TRAFFIC. The development's size will inherently increase traffic density. Why would the City allow this on one of the City's historically most dangerous intersections? The City should not hasten to increase traffic density due to a PD such as the one up for consideration prior to considering other measure that will increase safety for its citizens and children, such as reducing the speed limit to 20 MPH through all commercial areas of UP if not citywide.

3. COUNTRY. A development of this size and magnitude should reflect the values of our community. Where does the developer plan to place the flag pole that will fly our country's flag and our state's flag on a daily basis to remind us of the freedoms we share?

Again, as it now stands presented, I am OPPOSED to PZ 16-003.

I thank you for your time and consideration to my concerns.

Sincerely,

Winn Jackson

Jessica Steele

From: Jessica Steele
Sent: Tuesday, June 14, 2016 11:32 AM
To: Jessica Steele
Subject: FW: PZ 16-003, a mixed-use case known as "Park Plaza"

From: Winn Jackson [<mailto:attorney@winnjackson.com>]
Sent: Tuesday, June 14, 2016 10:37 AM
To: City Council
Cc: Winn Jackson; Christine Green
Subject: Re: PZ 16-003, a mixed-use case known as "Park Plaza"

To the Hon. Mayor Lane,
To the Hon. Councilmembers, and
To the Members of the Planning & Zoning Commission,

As an addendum to my previous message, I would like to add the following:

There are two CRUCIAL things missing from the current proposed site plan that were a part of the previous owner's proposed site plan:

- 1) RESIDENTIAL USE. As part of the previously proposed mixed-use development, the previous owner made plans for the inclusion of residential townhomes facing out on the Haynie side--a brilliant buffer.
- 2) PEDESTRIAN EXTENSION OF EXISTING SNIDER PLAZA. The plan proposed by the previous owner of the site included a pedestrian walkway that in essence extended Snider Plaza into and through the new development, and by that extension gave the previously proposed development an inviting indoor-outdoor "look-and-feel."

The plan being currently presented is missing these elements and instead appears to be a giant invitation to a bank without a thought given to its long-term impact on the surrounding community.

Thank you for your time and contribution of leadership to our community.

Sincerely,

Winn Jackson

On Jun 13, 2016, at 14:44, Winn Jackson <attorney@winnjackson.com> wrote:

To the Honorable Mayor Lane,
To the Honorable Councilmembers, and



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****Please Type or Use Black Ink.**

(Circle one) IN FAVOR

☒ OPPOSED

UNDECIDED

Name: Lee Michaels
(Please Print)

Signature: Lee Michaels

Address: 3429 University Blvd
Dallas, TX 75205

Comments: I am in favor of appropriate development for this corner but this is too big.

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****Please Type or Use Black Ink.**

(Circle one) IN FAVOR

OPPOSED

UNDECIDED

Name:
(Please Print)

Loucine + David Berberian, Jr. Loucine Berberian

Signature:

David Berberian Loucine Berberian

Address:

3501 Rankin St.
University Park, TX 75205-1208

Comments:

Zoning Change and Amendment Process

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NOTE: Site plans or zoning details proposed by the applicant, may change before or during a public hearing and after this notice. However, these changes must be minor and more restrictive. If they are not minor and more restrictive, another notice must be made.



NOTICE OF PUBLIC HEARING
CASE # PZ 16-004

The Planning and Zoning Commission of the City of University Park will conduct a public hearing on **Tuesday, June 14, 2016 at 5:00 P.M.** in the Council Chamber, 3800 University Boulevard, City of University Park, Texas. Consideration will be given to the following item:

PZ 16-003: Hold a public hearing and consideration of a request by SPC Hillcrest, LP, for a change of zoning from Multi Family, MF-2, Parking "P", and Office "O-2" zoning district classification to Planned Development District "PD-41" and approval of a Conceptual Site Plan to construct approximately 128,000 sq. ft. mixed use building to incorporate above grade parking, offices, retail, restaurant and an underground parking garage. The subject tract is approx. 1.68 acres more or less, situated between Daniel and Haynie Avenues, West of Hillcrest Ave., and described as the eastern half of Lot 6 plus Lot 7-12, Block 3, University Park Addition.

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****Please Type or Use Black Ink.**
(Circle one) IN FAVOR

OPPOSED

UNDECIDED

Name: Eva Cherry
(Please Print)

Signature: Eva Cherry

Address: 3110 MILTON AVE 75205

Comments: current building is already too tall - do not need another tall bldg in its place

Zoning Change and Amendment Process

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****Please Type or Use Black Ink.**

(Circle one) IN FAVOR

OPPOSED

UNDECIDED

Name:

(Please Print)

Don + Dina Malouf

Signature:

Address:

3445 Westminster Ave
Dallas, TX 75205

Comments:

Zoning Change and Amendment Process

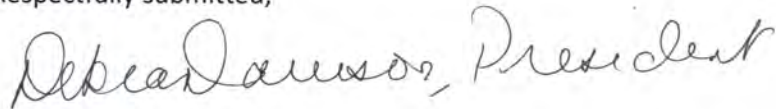
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Park Cities Apartments, Inc.
3444 Haynie
University Park, TX 75205

We are in opposition to the request for a change of zoning known as PZ16-003 at Hillcrest, Daniel and Haynie Avenue.

Respectfully submitted,

A handwritten signature in cursive script that reads "Debra Dawson, President". The signature is written in dark ink and is positioned above the printed name and title.

Debra Dawson
President
8440 Tulane
University Park, TX 75225
214.794.0003

Jessica Steele

From: Wayne Johnson <waynoj@aol.com>
Sent: Tuesday, June 21, 2016 7:21 AM
To: Jessica Steele
Cc: waynoj@aol.com
Subject: Strode Park Plaza PD

June 21, 2016

To: Planning and Zoning Commission
City Council
City of University Park, TX
c/o jsteele@uptexas.org

From: Wayne Johnson
3601 Haynie Ave.
University Park, TX

Re: Strode Properties proposed Park Plaza PD at Hillcrest and Haynie Ave

I am writing to voice my strong opposition to the proposed Park Plaza PD allowing for 127,900 sf of office, retail and restaurant space.

1. The proposed development would be 119 ft tall plus penthouse height of 12 ft (130 ft total) above ground level total which is approx. twice the height of the current structure. This will have an imposing appearance on Haynie and the entire residential neighborhood and eliminate privacy. Is the 127,900 sf net rentable sf or gross sf? If gross sf the property would be 20% +/- larger than 127,900 sf and twice the sf compared to what currently exists.
2. I object to any structure that exceeds the SF currently allowed by zoning right – 112,000 sf (I believe). The traffic generation added to the residential streets – Haynie in particular, will be detrimental to our kids' safety and to our property values. Apparently the developer had a traffic impact study completed which the neighborhood has not seen. This same traffic engineer made the comment at the June 14 P&Z hearing that traffic impact on Haynie would be minor/non-existent totaling 100 cars per day +/- . As neighbors we still don't know how many trips/cars per day would be generated by this development on a routine business day and how many more would be generated when "special events" occur at the proposed restaurants, the common outdoor open area and the retail locations. With even "exit only" access on Haynie I find it incredible to say that only minimal additional cars would travel on Haynie when we all know tenants/restaurant patrons and retail customers will be taking the most expeditious route to enter and leave the property and won't take Daniel to Hillcrest consistently. Many more will instead travel east & west on Haynie, University and onto all surrounding residential streets to visit the property.
3. I strongly oppose a parking garage that's 3 stories above ground level. The previous developer proposed a similar structure height and the City of University Park had to incur significant legal expense to fight that issue in the Texas courts with our tax dollars. The primary issue being

above grade parking being built adjacent to residential homes. What happened to the legal position that the City took and had to fight for previously? I assume the top level of parking would also have pole lighting which would be unsightly.

I would not object as strongly to a single level of above grade parking as a compromise if the Haynie setback was increased to 20 ft and the landscaping buffer along Haynie was much denser including higher caliper trees (2.5" proposed should be 5" along with heavy ground cover and seasonal color at grade) that immediately covers a single story structure height. The developer can add another level of below grade parking to meet the development's requirements. It might even be time for the City to consider contributing toward the cost of adding additional parking to accommodate the general parking needs for Snider Plaza. This might be the last opportunity to address this pressing issue and would be good for our "Main Street".

4. The neighbors beyond a 200 ft circumference were not informed of a town hall meeting until 4 days prior to the Tues 14th P&Z hearing. This was inadequate and not reasonable for the residents. If the neighborhood response appeared "hollow" to staff or P&Z members at the Tues 14th meeting it was probably due to a lack of awareness regarding any details of this PD request or time to prepare for it. Also the fact is that at this time of the year many neighbors are on vacation. I would ask that the P&Z Commission continue the hearing past August and well into September when the neighbors are able to respond – especially regarding an issue that has affected us for over 15 years now.
5. In addition to parking access the other entrance along Haynie is for loading docks and dumpsters. Haynie has truly been designed as the back of the building and by far the least desirable to the residents that drive home on Haynie. The developer needs to redesign the property functions and relocate dumpsters and loading dock access..
6. The glass exterior of the office as designed does not fit with the general theme of Snider Plaza or University Park. This isn't Uptown. The new building housing the UP Library has a "softer" look – less stark.

We all want to see a quality development completed at this location. This proposal is better than previous proposals however it is still too large, would generate too much traffic and needs to be re-designed. As a residential owner I need to count on the P&Z Commission and City Council Members to stand up for me and protect the home I've owned for 35 years.

Thank you for your efforts serving the City of University Park.

Wayne Johnson
(214) 384-8737

Jessica Steele

From: Pat Baugh
Sent: Monday, June 20, 2016 12:34 PM
To: Jessica Steele
Subject: FW: Chase Bank Development Feedback

From: Christine Green
Sent: Monday, June 20, 2016 12:32 PM
To: 'Olin Lane Home'; Taylor Armstrong; Randy Biddle (rbiddle@hrepc.com); 'Dawn Moore'; Gage A. Prichard Sr. (gprichard@petrohunt.com)
Cc: Robbie Corder; Pat Baugh
Subject: FW: Chase Bank Development Feedback



Christine Green

City Secretary

Office: 214.987.5302 | Fax: 214.987.5399

cgreen@uptexas.org | web: uptexas.org

From: RICE, ANNA KAY B [<mailto:ar1641@att.com>]
Sent: Monday, June 20, 2016 12:12 PM
To: City Council; Christine Green
Cc: RICE, JAMES M
Subject: Chase Bank Development Feedback

Dear the UP City Council,

Thank you for all you do to make our UP community a great place to live and work. I was unable to make it to the meeting where citizens provided feedback regarding Chase Bank's potential development. My husband and I (we live at 3213 Milton Ave.) have the following concerns with the current proposal under consideration:

1. The proposed building is too tall. People can see into resident's backyards and is not in line with the other buildings in Snider Plaza and south of the Chase Bank building too.
2. The intersection is already overwhelmed with traffic due to its proximity to SMU, including the parking garage that is at the same intersection. More parking spaces will make it worse and remove access that is already constrained.

My husband and I have two small children, and we don't let our kids ride their bikes in the neighborhood due to the current traffic. We are very concerned that with the development of the proposed building, the area will get even more congested and negatively change the neighborhood landscape. Should you have any questions, please let us know.

Sincerely,
Jim & Anna Kay Rice
3213 Milton Ave.



CAMMACK WILLIAM W
3434 DANIEL L AVE APT H UNIT H
DALLAS TX 752051870

**NOTICE OF PUBLIC HEARING
CASE # PZ 16-004**

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****Please Type or Use Black Ink.**

(Circle one) IN FAVOR

OPPOSED

UNDECIDED

Name:
(Please Print)

FRANCIS HENRI

Signature:

Address:

3511 HAYNIE, UNIV PARK, TX 75205

Comments:

GARAGE WILL BE AN EXPOSE.
PARKING SHOULD BE BELOW GROUND.

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CAMMACK WILLIAM W
3434 DANIEL AVE APT H UNIT H
DALLAS, TX 752051870

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****Please Type or Use Black Ink.**

(Circle one) IN FAVOR

OPPOSED

UNDECIDED

Name: Mia Bitterman
(Please Print)

Signature: [Signature]

Address: 3511. Haynie Ave
Univ. Park TX 75205

Comments: Too many cars. There's too much
traffic as it is without this.

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****Please Type or Use Black Ink.**

(Circle one) IN FAVOR

OPPOSED

UNDECIDED

Name:

(Please Print)

Signature:

Address:

2836 Westminster Ave

Comments:

That is too large for the neighborhood. Snider Plaza is a
neighborly

Zoning Change and Amendment Process

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July 12, 2016

Planning & Zoning Commissioners
City of University Park, TX

A 2nd generation CUP resident, I am **strongly opposed** to the building and parking facility, as proposed, for many reasons, primarily:

1. **Its sculpted glass modern design does NOT fit into its immediate surroundings.** The site is one of the most highly visible and frequently traveled intersections in University Park. But instead of adding charm and architectural consistency at that cornerstone location, the proposed office building design fails to blend with ANY of the architectural styles immediately surrounding it—the Spanish colonial flair of Snider Plaza or the Collegiate Georgian style of SMU. The proposed building features a height and glassy surface that is totally inappropriate and inconsistent in the most prominent intersection in University Park. To allow a structure this tall and architecturally out of sync with its surrounds would saddle our community with an eyesore for decades to come.
2. Unless free spaces are permanently allocated to parking for employees of Snider Plaza merchants and many additional spaces offering 1-2 hours of free parking, **the multi-story parking garage will fail to solve Snider Plaza's parking issues.** In informally speaking with owners/managers of several businesses in the southern end of Snider Plaza, EVERY ONE of them said they are NOT in the position to pay for employee parking or to reimburse the facility owner for their customers' use of the facility.
3. **Crossing Daniel Street will remain a safety hazard for pedestrians.** When the city library was housed on the 2nd floor of the Chase building, I watched in horror at the volume and speed of traffic travelling on Daniel Street. I personally witnessed several *dangerously* close calls as vehicles travelling at (or usually above) the 30 mph posted speed limit blazed through the crosswalk, scaring people in the crosswalk and making others wait to cross the street until no traffic was travelling in either direction on this very, very busy stretch of Daniel. And the incidents I personally witnessed occurred 4 years ago when the Chase Building was de facto vacant. In notable contrast, the proposed building will have a lot more tenants AND the housing density immediately west of Snider Plaza has been greatly increased, adding to traffic blasting east and west on that section of Daniel.

Sincerely,

(Ms.) Marty Wynne
3725 Binkley Avenue
Dallas, TX 75205

Let me elaborate on each of my points above.

Regarding point #1 addressing the inappropriate design style for this site, to allow a building of this size on this prominent site whose design would be much more appropriate for another part of Dallas would likely lead to results UT- Austin is contending with. At UT-Austin, any pleasure or desire for progressiveness associated with “the new look” of the new buildings resulted decades later in a hodgepodge of architectural styles which are now costly to replace. As a result, UT-Austin adopted a Campus Master Plan mandating that any new buildings adhere to or complement the Spanish-Mediterranean revival style in order to provide a unified look throughout the main campus. While CUP would not have to contend with donor backlash of tearing down buildings funded by previous donors, CUP would have little recourse to require a developer to replace a commercially-funded building it allowed to be built.

As the daughter of parents who saw the enormous growth and change in University Park since they settled here in 1929, I well remember my Dad frequently commenting, as we passed the Hillcrest State Bank building, that everyone loved Cam Dowell but hated that building.

I am very much in favor of a building to replace the eyesore the Hillcrest State Bank building and adjoining parking lot have become. I would welcome the addition to our City’s tax base and an attractive renewal of a now lifeless block. Let us not ignore the efforts of several Snider Plaza merchants who intentionally maintained a bit of Snider Plaza’s original flavor by leaving the shells of two filling stations intact while converting the interiors into useable retail, why would we squander this current opportunity to duplicate the charm and ambience of this 1930’s development with an architecturally consistent bookend to our primary shopping center. I implore you not to saddle this and future generations of University Park residents with a building whose architectural style and height is inconsistent with its surroundings and will be regretted for decades.

Regarding point #2 about the size and use of the parking, I have a bit of career experience in financing parking facilities, having structured the partnership that floated municipal bonds to finance a Continental Airlines parking facility at Houston Intercontinental Airport. The City portion funded several hundred short-term parking spaces that allowed close-in access for dropping off and picking up passengers and their luggage, thus clearing much-needed spaces on the primary circulation routes to allow shuttle busses, security and curbside check-in. The City retained all proceeds from the 2-hour parking meters. The remainder of the garage was financed by Continental, who retained parking revenues and bore the obligation of perpetual repair and maintenance of the garage facility. There might well be parallels here which might be considered in the current building process.

Until vacated, the existing building apparently accommodated its tenants and their clients/customers with the existing surface parking lot. Paid short term parking was also offered, which I understand was used by customers of the southernmost Snider Plaza businesses but, because of its cost, not by employees of nearby businesses. While the proposed building would have substantially more leasable

square footage and would add new retail, I question the need for adding several subsurface levels AND an above-ground multi story garage.

Perhaps some partnership between CUP and the building owner could be made for which CUP paid for (or provided tax rebates for) 25 designated free (sticker) parking for Snider Plaza employees as well as short-term metered parking, and the building owner provides the required parking for its tenants and any retail it might add.

Whatever arrangement is made, I am hopeful that the surface space will imbed the park-like design considerations as contained in the proposed but rejected parking surface adjacent to Highland Park Presbyterian Church.

Regarding point #3 re the increased traffic along the Daniel Avenue “speedway”, the safety of pedestrians, including small children, the elderly and the handicapped, **MUST** be improved to the point that safe crossing can be greatly enhanced, given the increased traffic from new developments west of Snider Plaza AND the new traffic the proposed structures would add. At a very minimum, the addition of 2 prominent lighted with street buttons (as ½ block north between the SMU parking garage and the SMU Law School) at each of the south extensions of the Snider Plaza sidewalks would be imperative. CUP would need to regularly re-paint the crosswalks, which it did not do when the Chase Bank Building had minimal tenants.

Jessica Steele

From: Pat Baugh
Sent: Friday, June 17, 2016 7:16 AM
To: Jessica Steele
Subject: FW: Park Plaza Project

From: Christine Green
Sent: Thursday, June 16, 2016 3:21 PM
To: 'Olin Lane Home'; Taylor Armstrong; Randy Biddle (rbiddle@hrepc.com); 'Dawn Moore'; Gage A. Prichard Sr. (gprichard@petrohunt.com)
Cc: Robbie Corder; Pat Baugh
Subject: FW: Park Plaza Project



Christine Green

City Secretary

Office: 214.987.5302 | Fax: 214.987.5399

cgreen@uptexas.org | web: uptexas.org

From: Jeremy Clyce [<mailto:jclyce@gmail.com>]
Sent: Thursday, June 16, 2016 3:11 PM
To: City Council
Cc: Christine Green
Subject: Park Plaza Project

To whom it may concern,

I am opposed to the Park Plaza project. The glass building architecture is not in line with the architecture of SMU or Snider Plaza or any other surrounding commercial properties. The giant glass structure will look terribly out of place.

Sincerely,

Jeremy Clyce

Jessica Steele

From: Pat Baugh
Sent: Wednesday, June 22, 2016 12:00 PM
To: Jessica Steele
Subject: FW: Proposed Plan for Chase Bank Building

-----Original Message-----

From: Christine Green
Sent: Wednesday, June 22, 2016 10:24 AM
To: 'Olin Lane Home'; Taylor Armstrong; Randy Biddle (rbiddle@hrepc.com); 'Dawn Moore'; Gage A. Prichard Sr. (gprichard@petrohunt.com)
Cc: Robbie Corder; Pat Baugh; Amanda Hartwick; Steve Mace
Subject: FW: Proposed Plan for Chase Bank Building

Christine Green
City Secretary
Office: 214.987.5302 | Fax: 214.987.5399 cgreen@uptexas.org | web: uptexas.org

-----Original Message-----

From: Michele Spillman [mailto:michelecpillman@yahoo.com]
Sent: Wednesday, June 22, 2016 9:48 AM
To: City Council
Cc: Christine Green
Subject: Proposed Plan for Chase Bank Building

I am a University Park resident, and I am writing to oppose the developer's plan for the old Chase Bank property. While I do believe the property needs an update and is currently an eyesore in the area, I am opposed to the following:

- 7 story tower—This is over twice the height of the current building and would not fit in with the neighborhood at all. One of the charming things about the area is that it's smaller. I would hate to see a giant building there, which would tower over even SMU and the law school parking garage.
- 4 story parking garage— Yes, this area is already lacking parking, but adding that much more space and simultaneously that many more cars would lead to unnecessary congestion. This is an area used by many families with children and even children alone who bike and walk along this area. Inviting that many more cars into the area would certainly lead to unsafe conditions. And although I do not live adjacent to the area, I would hate this for the residents of the neighborhood.

Overall, I oppose the project and would ask the city to deny the proposal.

Thank you,
Michele Spillman
3204 Purdue Ave.

To: City Council

June 18, 2016

From: Deanna Charles

Re: Chase Bank Controversy

Dear City Council,

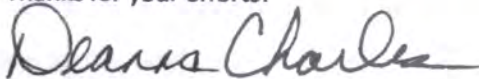
I have lived in University Park for 12 years and really enjoy the family friendly walking environment! We chose UP because of the quality of the schools, greenery, and walkability. It is a very special place that exudes an exclusivity. I'm certain these intangibles are not often measured, but I assure you they are important in overall property values. The building boom near the Katy Trail, Klyde Warren Park, and Farmers Market are testament to the value of these intangibles. People want to live where quality of life is high, that is the bottom line.

The reason the Chase Bank building has been so controversial, in my opinion, is that it is right smack in the heart of our town. The current proposal suggests less walkability, less green space, and a sense of being more closed in. We do not suffer from a lack of restaurants or shopping options here. On the other hand, the loss of green common space has been felt by all with larger homes and apartment complexes built over the years. Frankly, the parking lot is an ideal spot for a park for all to use!

I truly hope City Council will consider a Public/Private partnership to allow for a ground-level park with a parking garage underneath, and a scaled down version of the height of the building. Perhaps the city could "buy" the park from the developer and pay rent? The town would definitely lend support to a park, since I cringed just from the photo of the proposed loss of the little green island on hillcrest. As a side note, I do think that little plot should remain in order to help people/bikers cross the road....it also adds to the ambiance.

I can vouch for my neighbors when I say, we really don't want Snider Plaza to turn into Preston Center! Property values will only stay high if we preserve the best attributes of our town.

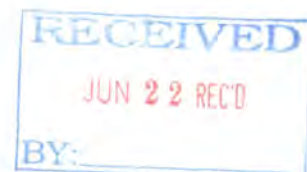
Thanks for your efforts!



Deanna Charles

3515 Rosedale Avenue

Dallas, TX 75205



From: Jeanne Reinelt [<mailto:jreinelt@swbell.net>]

Sent: Tuesday, June 21, 2016 10:37 PM

To: City Council

Cc: Christine Green

Subject: Chase Bank building

To the City Council of University Park,

I have been a resident of UP since 1983. It's a great neighborhood and I appreciate what the city council does to keep the a great place to live. One of the wonderful things about UP is the small town atmosphere we have in the middle of the big city of Dallas. I am hoping that things will remain that way.

I have seen the images and heard about the proposed new building on the corner of Daniel and Hillcrest (former Chase Bank Bldg.) I am concerned that it is too tall and its all glass design does not fit in with the neighborhood. I would love for there to be new development on that corner. The existing building and parking lot don't look so great either. Snider Plaza parking is a nightmare, so any new development needs to include a solution for that.

It bothers me that this proposal comes into consideration when so many people of our city are out of town. Isn't there a way to postpone this decision until the fall?

Thank you for your work on this. I want to register my opinion with the city that I oppose the current plan under consideration and that I would like to extend the decision process.

Thank you,
Jeanne Reinelt

3608 Purdue Avenue

214.363.5775

Jessica Steele

From: Pat Baugh
Sent: Thursday, June 23, 2016 10:42 AM
To: Jessica Steele
Subject: FW: I oppose Chase Bank development

From: Christine Green
Sent: Thursday, June 23, 2016 10:29 AM
To: 'Olin Lane Home'; Taylor Armstrong; 'Dawn Moore'; Randy Biddle (rbiddle@hrep.com); Gage A. Prichard Sr. (gprichard@petrohunt.com)
Cc: Robbie Corder; Pat Baugh; Amanda Hartwick; Steve Mace
Subject: FW: I oppose Chase Bank development



Christine Green

City Secretary

Office: 214.987.5302 | Fax: 214.987.5399

cgreen@uptexas.org | web: uptexas.org

From: Beverly Hill [<mailto:beverlybhill@gmail.com>]

Sent: Wednesday, June 22, 2016 7:17 PM

To: City Council

Cc: Christine Green; Joe Hill

Subject: I oppose Chase Bank development

To the University Park City Councilors,

As a UP resident living close to Snider Plaza, I strongly object to the proposed Chase Bank development project, as does my husband Joseph Hill.

University Park is not Uptown, and we do not want it to move in that direction -- with high rise buildings, congestion, traffic, and parking problems. The neighborhood surrounding Snider Plaza already is overburdened this way, and we certainly do not want more. The proposed development will cause prices of homes nearby to plummet, wiping out the equity residents have acquired in a single stroke. This is unfair.

Furthermore, a building of that height, or anything taller than the neighborhood buildings, is an eyesore.

Please do the right thing for those already living in UP -- vote NO. We elected you to represent us, not the real estate interests.

Thank you for voting NO.

Beverly Hill
3513 Purdue Ave
Dallas, TX 75225



DANMACK WILLIAM W
3434 DANIEL AVE APT 110 UNIT H
DALLAS, TX 752051373

**NOTICE OF PUBLIC HEARING
CASE # PZ 16-004**

The Planning and Zoning Commission of the City of University Park will conduct a public hearing on **Tuesday, June 14, 2016** at 5:00 P.M. in the Council Chamber, 3800 University Boulevard, City of University Park, Texas. Consideration will be given to the following item:

PZ 16-003: Hold a public hearing and consideration of a request by SPC Hillcrest, LP, for a change of zoning from Multi Family, MH-2, Parking "P", and Office "O-C-2" zoning, district classification to Planned Development District "PD-41" and approval of a Conceptual Site Plan to construct approximately 128,000 sq. ft. mixed use building to incorporate above grade parking, offices, retail, restaurant and an underground parking garage. The subject tract is approx. 1.68 acres more or less, situated between Daniel and Haynie Avenues, West of Hillcrest Ave., and described as the eastern half of Lot 6 plus Lot 7-12, Block 3, University Park Addition.

Interested parties are invited to attend the hearing and speak to the Commission. If you have any questions pertaining to this case please call 214-987-5423. Please complete this form and return it prior to the date of the public hearing. Your reply may be sent by mail to: Patrick Baugh, Community Development Director, City of University Park, 3800 University Boulevard, Texas 75205 or hand deliver to 4420 Worcola Street Dallas, Texas 75206.

****Please Type or Use Black Ink.**

(Circle one) IN FAVOR

OPPOSED

UNDECIDED

Name:
(Please Print)

David & Pamela Simpson

Signature:

Pamela Simpson

Address:

3536 Haynie Ave.
Dallas, TX 75205

Comments:

proposed building is much too
tall & would contribute to an already congested
traffic area

Zoning Change and Amendment Process

A request for a zoning change follows a two-step process designed to provide opportunities for citizen involvement and comment. The first step following the submission of an application for a zoning change is to schedule a public hearing before the Planning and Zoning Commission. Landowners within two hundred (200) feet of the subject site are notified of the Planning and Zoning Commission public hearing. They are provided this response sheet and are invited to attend the public hearing to express their support or opposition to the request. Second, the request is forwarded to the City Council for final action following a recommendation from the Planning and Zoning Commission. If the owner(s) of more than twenty percent of the land area within two hundred feet of the site submit(s) written opposition, then a three-fourths vote of all the eligible members of the City Council is required to approve the zoning change. These forms are used to calculate the percentage of the property in opposition.

From: Lauren Inman [<mailto:lauren.inman@yahoo.com>]
Sent: Monday, June 27, 2016 10:00 AM
To: citycouncil@uptexas.org; Christine Green
Subject: Snider Plaza

To: Planning and Zoning Commission
City Council
City of University Park, TX

From: Lauren Inman
3000 Hanover

First, I respectfully request that P & Z continue or postpone any action and hearings regarding Strode Properties PD until September when all residents can be informed & involved in the process. This project as proposed will irrevocably change the character and livability of University Park. It is unconscionable to hold hearings in summer or around holiday times when many residents are out of town.

All residents need to be notified & given the chance to voice an opinion regarding the future they want for UP.

I strongly oppose this PD as presented. The height, the mass, the traffic at one of the busiest and most dangerous intersections in UP is unacceptable.

I strongly oppose this PD as presented because if approved in this concept it will set a precedent for future massive development along Hillcrest from Lovers Ln to Mockingbird.

I strongly oppose closing off or selling the alley. This is an important sight line creating connection and transition to the residential neighborhood. It is a traffic reliever as well.

The city should have copies of the 657 petition signatures in opposition to the Huddleston proposal. The Strode proposal is taller, larger in mass, assumes ownership of alley, and does not address residential properties also owned by Strode. These are valuable assets that could improve the development if used for high end town houses. I feel certain all 657 would oppose this project as presented. Many other residents would sign if they were aware of project.

CUP should also have a copy of a traffic study by Wilbur Smith & Associates that illustrates significant traffic impact from the Hiddleston project which would apply to this project. An update of this study needs to be done before decisions are made.

I do want to see these properties developed. Hopefully Strode and the city of University Park will work in concert with the residents to assure a first rate, responsible development that adds to the quality of life in UP rather than a massive development that adds frustration and stress.

Thank you for your consideration,
Lauren Inman

From: Clayton Main [<mailto:clayton.main@gmail.com>]
Sent: Monday, June 27, 2016 9:18 AM
To: City Council
Cc: Christine Green
Subject: Proposed Development - Hillcrest Chase Bank Location

Dear UP City Council,

As a resident of UP and former home owner on Haynie Avenue (3544 Haynie Ave), I am writing to express my concerns over the proposed development project at the Hillcrest Chase Bank location. As with the previously proposed project from Huddleston, the nature of the Strode development is overreaching and too large for the plot of land and certainly the neighborhood. One of the reasons we moved from Haynie was the excessive traffic and the threat that substantially more traffic would be generated via a mixed use project at the Chase Bank location. Snider Plaza is a unique, neighborhood accretive asset which continually hosts family events and gives back to the community while providing vast level of services the resident's desire and more importantly, use daily. Do resident's desire more office space? Do they desire more traffic? Frankly, some would say Snider Plaza is busy enough or even too busy, so the thought of adding more congestion unrelated to home owner's needs seems ill-advised.

I am all for a responsible, neighborhood centric development that adds to the beauty of our neighborhood and fits within the current construct of Snider Plaza. As the lifeline for the stores in Snider Plaza, the resident's need to be heard and drive the process for what is and what is not acceptable and the decision should not center around how much money needs to be made and what the IRR % is for the investor.

I appreciate your time and hope the City Council will take into consideration the feelings and opinions of the neighborhood residents.

Kindest Regards,

Clayton Main

2728 Stanford Ave

Dallas, TX 75225

(469) 774-4310

clayton.main@gmail.com

From: [Elizabeth Helton](#)
To: [City Council](#)
Cc: [Christine Green](#)
Subject: Comments re: Park Plaza (high-rise development proposed at Hillcrest & Daniel)
Date: Monday, July 04, 2016 8:41:07 AM

To: Planning and Zoning Commission
City Council
City of University Park, TX

From: Elizabeth Helton

Please note my opinions in regard to the following:

I respectfully request that P&Z **postpone any action or hearings** regarding Strobe Properties PD until September when all residents can be informed and involved in the process. The current timing of hearings, during the summer months when many residents are out of town, is unacceptable. This project, if approved, will irrevocably change the character and livability of University Park. Residents were not given adequate notice nor given the chance to voice an opinion regarding this project. Each CUP household should be mailed information regarding this proposed development.

I strongly oppose the Strobe proposal as presented:

- The height, the mass, and the traffic at one of the busiest and most dangerous intersections in UP is unacceptable. The city should have copies of the 657 petition signatures in opposition to the original Huddleston proposal for this site. The Strobe proposal is taller, larger in mass, assumes ownership of alley, and does not address residential properties also owned by Strobe. These are valuable assets that could improve the development.
- This concept will set a precedent for future massive development along Hillcrest from Lovers to Mockingbird without appropriate changes in infrastructure to support such development. CUP should have a copy of a traffic study by Wilbur Smith & Associates that illustrates significant traffic impact from the Huddleston project which would apply to this project as well. An update of this study needs to be done and presented to the community before decisions are made.

I do want to see these properties developed. However, Strobe and the City of University Park need to work in concert with the residents to ensure a first-rate, responsible development that adds to the quality of life in UP.

Thank you for your consideration,

Elizabeth Helton

Elizabeth Helton
(469) 223-2273
heltonel@gmail.com

Jessica Steele

From: Melissa D. Tonn, MD <MTonn@occmd.com>
Sent: Wednesday, July 06, 2016 8:39 PM
To: Jessica Steele
Subject: FW: Strode Properties PD

To: **Planning and Zoning Commission**
City Council
City of University Park, TX
c/o jsteele@uptexas.org

Dear Members of University Park City Council and Planning & Zoning Commission:

As a resident of 3547 Haynie Avenue, we are pleased to see progress on the development of the former Chase Bank building by Strode Properties.

However, we respectfully request that University Park Planning & Zoning postpone any further action and hearings regarding the Strode Properties PD until September when more residents can be informed and involved in the process. Until last month, residents were not even aware of the proposed plan.

Significant considerations going forward include:

1. **Height.** The proposed height is dramatically out of proportion to the neighborhood and surrounding buildings. We are also concerned about above grade parking adjacent to residential homes.
2. **Parking** must be usable, affordable and consider the setting. Let's not just hope for the best on this important issue. An agreement is needed between the City, Snider Plaza merchants and the developer to build parking that is likely to be used by Snider Plaza patrons and is affordable to employees. The City should be able to subsidize parking in some manner, and Snider Plaza merchants can also likely take more responsibility for their own business needs. Please also consider whether an above ground parking structure can and should be build adjacent to a residential area. *Surely we can find more greenspace and not "pave over paradise to put up a parking lot"... again.*
3. **Traffic.** This is already one of the busiest and most dangerous intersections in UP. We are particularly concerned about the traffic to be added to residential streets that will be detrimental to our kids' safety and to our property values. Everyone in University Park who drives to work and/or has children at UP Elementary/MIS/HPMS will be negatively affected. We can all attest to the fact that Hillcrest and the streets surrounding the schools are at maximum capacity any school morning from 7:30 -8:30, and in the afternoon after 3pm. With even "exit only" access onto Haynie, it is not credible to represent that only minimal additional cars would travel onto surrounding streets as tenants, restaurant patrons and retail customers take the most expeditious route to enter and leave the property. An independent traffic study must consider PD alternatives.
4. **Master Plan.** Consideration should be given to the Snider Plaza Master Plan that was rolled out several years ago.
5. **Precedent.** Consideration should also be given to the precedent created here for future development along Hillcrest, from Lovers to Mockingbird.

The City of University Park and neighbors have incurred significant taxpayer and personal expense and countless volunteer hours for meetings and gathering signatures on these same issues in the past. Let's ensure that this is avoided in the future by having the new developer, P&Z, and City leadership collaborate with residents to a reasonable solution.

Thank you for your consideration,
Bill Minick and Dr. Melissa Tonn
3547 Haynie Ave.
214.957.1190 or 214.957.1193

From: Christine Green

Sent: Monday, June 27, 2016 8:45 AM

To: 'Olin Lane Home'; Taylor Armstrong; 'Dawn Moore'; Randy Biddle (rbiddle@hrepc.com); Gage A. Prichard Sr. (gprichard@petrohunt.com)

Cc: Robbie Corder; Pat Baugh; Steve Mace; Amanda Hartwick

Subject: FW: park plaza



Christine Green

City Secretary

Office: 214.987.5302 | Fax: 214.987.5399

cgreen@uptexas.org | web: uptexas.org

From: sue a (<mailto:sue012012@gmail.com>)

Sent: Sunday, June 26, 2016 7:10 AM

To: City Council; Christine Green

Subject: For: park plaza

Dear council members,

I am excited about the development plan. I'm an two-time SMU alum (Cox school and Mathematics) and have been in the area since the 90s.

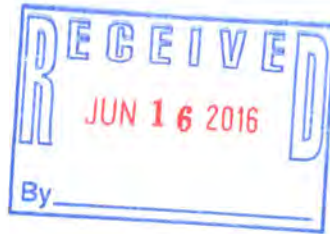
It's a great news that this corner will be rebuilt. Hope the council will approve this plan. It will do a lot of goods to UP!

Kind regards,

Sue Ashton

Call/Text 214-208-7226

[37 Ways - Private Math Tutoring](#)



8080 North Central Expressway
Suite 1650
Dallas, TX 75206

RegencyCenters.com

June 13, 2016

Mr. Bob West
Community Development Department
City of University Park
3800 University Boulevard
University Park, Texas 75205

Re: Applicant – SPC Hillcrest, LLC
Southwest corner of Hillcrest Avenue and Daniel Avenue

Dear Mr. West,

I am the Senior Vice President – Senior Market Officer at Regency Centers Corporation which is the owner of 6423-6437 Hillcrest Avenue (Chick-fil-A, Chase Bank). Our property is one block south from the above referenced location.

We are very much in support of the Park Plaza development. We have seen the plans of what is proposed on the site and feel it is a great addition to the neighborhood. Strode Property Company is a first-class developer/owner and manager and will do an outstanding job.

Please feel free to call me should you have any questions or comments.

Kindest Regards,

A handwritten signature in blue ink, appearing to read "Patrick Krejs".

Patrick Krejs
Senior Vice President, Senior Market Officer

Jessica Steele

From: Christine Green
Sent: Wednesday, June 29, 2016 2:56 PM
To: 'Olin Lane Home'; Taylor Armstrong; Dawn Moore; Randy Biddle (rbiddle@hrepc.com); Gage A. Prichard Sr. (gprichard@petrohunt.com)
Cc: Steve Mace; Amanda Hartwick; Robbie Corder; Pat Baugh; Jessica Steele
Subject: FW: Chase Bank Project



Christine Green

City Secretary

Office: 214.987.5302 | Fax: 214.987.5399

cgreen@uptexas.org | web: uptexas.org

From: Travis Horton [mailto:travis@twiggrealty.net]

Sent: Wednesday, June 29, 2016 2:37 PM

To: City Council

Subject: Chase Bank Project

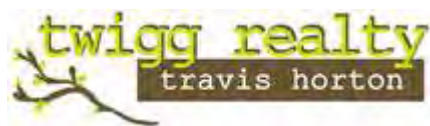
Hello,

I was just informed of the details of the new project for this location.

I saw the plans and feel strongly of the positives it will add to our tax base and aesthetics of Snider Plaza. The additional parking it will add is much needed to help with the congestion to the area.

I am a UP resident and just wanted to voice my support.

Thank you.



Travis Horton

Twigg Realty - Broker/Owner

214-358-5100 – Office

214-893-3955 – Mobile

www.twiggrealty.net

travis@twiggrealty.net

Christine Green

From: Gil Besing <gbesing@cardinalcapital.com>
Sent: Thursday, June 30, 2016 2:34 PM
To: City Council
Subject: Park Plaza Development Zoning Case

Dear Members of City Council:

I am writing you today in strong support of the Park Plaza Development Zoning Case currently set for hearing on July 12th. I have been a resident at 6023 St. Andrews Drive for over 20 years and, like many, frequent Snider Plaza often. In fact, I remember the days when the building was a branch office for Texas Commerce Bank. Unfortunately, after banking mergers and multiple changes in ownership, these buildings (both commercial and residential) have long been an eye sore for our community due lack of stable tenancy, diminishing values, dated aesthetics, dilapidated improvements, etc. On the positive, this development will virtually eliminate an issue that has plagued Snider Plaza for years: parking! Additionally, approval of the zoning change makes sense financially for the city due to the significant increase in tax base for the city upon redevelopment.

Clearly, the proposed redevelopment is a win-win for everyone involved and I truly hope that city council members vote in favor of the zoning change. I am always available to discuss my support at your convenience.

Best regards,
Gil

Gil J. Besing
President
Cardinal Capital Partners
****PLEASE MAKE NOTE OF OUR NEW ADDRESS****

3131 Turtle Creek Blvd.
11th Floor
Dallas, TX 75219
Main: (214) 696-3600
Fax: (866) 994-3272
gbesing@cardinalcapital.com
www.cardinalcapital.com

Christine Green

From: Bryant, Mike @ Dallas <Mike.Bryant@cbre.com>
Sent: Thursday, June 30, 2016 11:56 AM
To: City Council
Cc: Bryant, Mike @ Dallas
Subject: Park Plaza development

Dear Zoning committee:

I live at 3824 Centenary and have for approximately 25 years. Proud to be a UP resident needless to say. My wife and I raised four kids in that house and love the community. I writing as a passionate supporter of the Park Plaza development. I can't imagine how much time and loss of tax income our citizens have lost over the years from this stagnant building.....much less enduring the unrealistic expectations and behavior from the previous ownership. Now we have a chance to move forward with an incredibly fine and reputable top tier group to rid our city and SMU from this eye sore that remains. Park Plaza has been beautifully designed as a mixed use development that adds much needed parking to our community as well as retail and office. Being a 1980 graduate from SMU I know we not only owe it to ourselves as a city but to the future residents and their parents that come into the SMU environment and never leave. I was one of those folks and don't plan on leaving. This outside spending is significant to our city and the thoughtful balanced design of the Park Plaza building will inure for decades, not only for enjoyment, aesthetics, office use, parking and retail use but immediate TAX DOLLARS. The homes that are close to the development will almost immediately enjoy the walkability aspects of being close to the new building as well as increased values of their homes.

On another note I would like to thank the zoning committee for all the hard work and effort that each of you do. I personally served on the UP zoning subcommittee some 20 plus years ago and fully understand the dedication and time consumed by each volunteer and staff member. I recall the biggest issue we had was the basketball goal in the front yard controversy. Is it portable or permanent etc...low and behold my new and still current neighbor Bob Roth who resides across the street from us was furious with me as the new house he just bought had a great clear adjustable glass basketball goal in the front yard that had to come down the first month of his ownership. He claimed "it was the only reason he bought the house over another house in HP".

I'm available to discuss but would highly recommend and advise that we move forward as planned and requested by the present developer.

Regards, Mike

Michael D. Bryant T +1 214 979 5612 | F +1 214 979 6396 | C +1 214 502 8865
Mike.bryant@cbre.com | www.cbre.com

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Christine Green

From: Craig Evans <CraigEvans@sccompanies.net>
Sent: Thursday, June 30, 2016 12:41 PM
To: City Council
Subject: Snider Plaza project

Craig Evans
craigevans@sccompanies.net
6125 Sherry Lane
Dallas, Texas 75225
214-365-4640

We have lived in University Park for twenty years, and we are looking forward to having the new project come to Snider Plaza along with all the much needed additional parking. Thank you

Christine Green

From: Jerry Freeman <JFreeman@freemanauto.com>
Sent: Thursday, June 30, 2016 4:26 PM
To: City Council
Subject: Park Plaza Zoning Case

To Whom It May Concern,

I live at 3940 Glenwick, Dallas, 75205 and have been a resident there for over 15 years. I would like to show my support of the Park Plaza Zoning Case. With the present decline of the buildings, lack of parking and the low tax valuation, this project will not only enhance Snider Plaza but will add additional parking that is so readily needed. Along with this plan it appears that the overall appearance of the buildings, parking and landscaping throughout will improve the area.

Thank you for taking the time to read this email and should you have any questions, please contact me at 972-815-2750.

Sincerely,

Jerry Freeman, Jr.
Freeman Auto Group
1800 E. Airport Freeway
Irving, TX 75062

Christine Green

From: Malcolm Holland <mholland@veritexbank.com>
Sent: Thursday, June 30, 2016 12:50 PM
To: City Council
Subject: Park Plaza, Snider Plaza

I have been a resident of University Park since 1985 and my wife, Ann has been a life long resident of UP. We are very much in favor of the redevelopment of the Chase bank building located in Snider Plaza. The design is sleek, clean and refreshing and much needed for a property that has frankly become an eyesore in our community. I request strongly that you approve the proposed plan.

C. Malcolm Holland, III
Veritex Community Bank
President and CEO

June 30, 2016

City of University Park

Via email: City-council@uptexas.org

RE: Support for Park Plaza Development-Snider Plaza, University Park, Texas

To Whom It May Concern:


My name is West Miller and I have lived in University Park for 30 years. My family frequents Snider Plaza on a regular basis. I wanted to write you to voice my support for the proposed zoning change to allow the Park Plaza development located at the SEC of Hillcrest and Daniel.

I feel that this will be a great addition and benefit to the City and its residents. The development will add tax revenues for the City and will bring much needed additional parking to an area that struggles because of its lack of parking. More parking equates to more sales volumes thus more retail sales tax to add to the ad valorem tax.

I would also encourage the City of University Park to consider offering some form of Chapter 380 Economic Development Program Agreement as incentive for the developer to expedite and complete the project.

We need more developments like this in place of the older dilapidated buildings that are on the site today. I urge you to approve the proposed zoning change for this development.

Respectfully



West Miller
3933 Caruth Blvd

Christine Green

From: Lynn Newman <lnewman@mcb-llc.com>
Sent: Thursday, June 30, 2016 2:49 PM
To: City Council
Subject: Support for Park Plaza in Snider Plaza

To: UP City Council

As a 55 year resident of University Park, I want to voice my **support** for the proposed Park Plaza development in Snider Plaza. As just about everyone knows, the old Chase Building and former owner have a colorful history with our city government. Now, a wonderful/successful development firm, led by Jim Strode, Adam Richey and Chuck Keller, all longtime Park Cities residents, plan to build a first class office building, along with shopping and restaurants. I am particularly excited about some extra parking places they plan to add.

Snider Plaza is a local gem that we all grew up with. However, the corner of Hillcrest and Daniel, with the abandoned Chase building, is a huge eyesore for such a prosperous community. I know these guys at Strode Properties very well. They will build a first class project that enhances the look and usefulness of Snider Plaza...bringing that corner and area up to par!

Deal with the usual "no build crowd" and then turn Strode Properties loose. They know what they're doing and their mixed use development will modernize Snider Plaza!!!!

P.S. After they finish, the increased property taxes will help out the community as well!

L. Lynn Newman
McB
5950 Berkshire Lane
Suite 1250
Dallas, Texas 75225
C: 214 334 3337
O: 214 445 9985
www.mcbinvestors.com

From: [Brad Pierce](#)
To: [City Council](#)
Cc: ["Brad Pierce"](#)
Subject: Park Plaza/Old Chase Bank Building
Date: Tuesday, July 05, 2016 1:22:28 PM

My name is Brad Pierce and I am a resident of University Park (4417 San Carlos), I office in Preston Center (8115 Preston Road) and graduated from SMU in 1994. I am sending this note in absolute 100% support of Adam Richey's proposal to build a 128,000 sq ft office/retail/restaurant center. I drive by that nasty old Chase bank building and it's been vacant for almost a decade. It's run down, unsightly and completely contrasts the incredible changes and updates in and around SMU's campus the past 10 years. When I take friends and family to SMU to show them the campus (including their children who are interested in SMU), I avoid that area and enter from the south entrance on Mockingbird...

Aside from the aesthetics, we need more than basically two choices for a nice/upscale UP&HP retail/restaurant/office center. The residents of UP & HP are 'can do' and that area screams 'can't' or 'didn't'....

100% in support of this new development, I have seen Adam Richey's work in my wife's hometown of Little Rock. They recently built out a beautiful multi-use center in an area that was dead, ugly and lifeless. It's truly one of the most successful changes to that city in the past 10 years and I have no doubt this would be any different.

I am available to discuss by phone or in person any time. My cell is (214) 435.3267.

Brad Pierce

Pierce Search Partners, LLC

8115 Preston Road, Suite 550

Dallas, Texas 75225

office: (214) 855-2437 | mobile: (214) 435-3267

brad@piercesearchpartners.com



From: [Keith Conlon](#)
To: [City Council](#)
Subject: Park Plaza
Date: Tuesday, July 05, 2016 1:13:42 PM

I support this project as it has been vacant for almost 10 years and has become very run-down and unsightly.

Keith Conlon

Keith Conlon

Assistant General Manager

Allie Beth Allman & Associates
A Berkshire Hathaway Affiliate
(214) 302-5734 direct | (214) 908-0430 cell
keith.conlon@alliebeth.com
5015 Tracy Street, Dallas, TX 75205
alliebeth.com

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From: [Ben Gerhauser](#)
To: [City Council](#)
Subject: Park Plaza
Date: Tuesday, July 05, 2016 1:01:13 PM

As a Park Cities resident I am writing to show support for the proposed redevelopment of the old Chase Bank Building. My endorsement is based on the following; (1) the site has become very run-down and unsightly, (2) the City and school district are losing significant property tax money with the depressed valuation the current site delivers, (3) the developer is adding surplus parking to its plans in an effort to help alleviate some of Snider Plaza's parking problems, (4) the new project will offer the residents of UP new shopping and restaurant destinations, (5) the corner of Hillcrest and Daniel will be greatly improved from the eye-sore that currently exists at the intersection.

Bottom line, the proposed project will be a tremendous asset the community will be proud of.

Regards,

Ben Gerhauser
Associated Truss and Lumber
Office: 972-226-1973
Cell: 469-446-2290
Email: beng@associatedtruss.com

From: [Mike Barnett](#)
To: [City Council](#)
Subject: Old chase building
Date: Tuesday, July 05, 2016 12:53:28 PM

Please support the proposed zoning change for this site. There are numerous reasons I support the the new project.

1. The old building site is an eyesore and a embarrassment for all UP citizens.
2. The area needs more shopping and dining options.
3. Parking will be improved for all of Snider Plaza.
4. Tax revenue on the new valuation .
5. New life for the intersection and a revitalization of the Snider Plaza area.
6. SMU would have a world class development at their front door instead of an abandoned decrepit building.
7. 10 years has passed since that site was viable.

Thank you for taking the time to read my comments . I appreciate the time you spend to keep our city great .

Sincerely
Mike Barnett

Sent from my iPhone

From: [Taylor Curtis](#)
To: [City Council](#)
Subject: Park Plaza
Date: Tuesday, July 05, 2016 12:06:55 PM

To whom it may concern,

I have been a resident of University Park since 2007, residing at 4433 Hanover Street. My family and I frequent Snider Plaza, and I was excited to learn several months ago that the former Chase Bank building at Daniel and Hillcrest was going to be repurposed into something that would give us more retail, restaurant and parking options. I was recently made aware that there was a meeting on June 14th with the Planning and Zoning Commission that went positively. I have also learned that there seems to be a developing opposition to the project and that citizens are being asked to email the City voicing their opposition to the project. As someone that values our community greatly and seeks to improve the desirability of our great City, I wanted to share my strong support for the project. Reasons for my support include:

1. Providing our citizens with more options for retail and restaurants
2. Transforming a vacant eyesore of a building into something attractive and consumer-friendly
3. Additional parking that ought to help with the occasional congestion in Snider Plaza

I recognize that construction projects result in a temporary nuisance to residents in close proximity to the location. I recall a similar opposition to the Park Cities YMCA project, though I suspect it will be viewed very positively by those residents once it is completed. I believe this project represents a similar positive impact to the area. I want to repeat my sincere support for this, and I hope the Planning and Zoning Commission will vote to approve the project on July 12th.

Regards,

Taylor Curtis
Managing Director
MHT MidSpan

2000 McKinney Ave. | Suite 1200
Dallas, TX 75201
www.mhtmidspan.com

O: (214) 269-1923
C: (214) 415-3383
tcurtis@mhtmidspan.com

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From: [Lehner, Andrew @ Dallas](#)
To: [City Council](#)
Subject: Park Plaza
Date: Tuesday, July 05, 2016 11:58:37 AM

I live at 4139 Grassmere and am in favor of this deal as it will add much needed parking to the Snider Plaza as well as create income for city via property taxes and potential sales tax

Andrew Lehner
CBRE
8080 Park Lane, Suite 800 | Dallas, TX 75231
T +1 214 252 1174 | C +1 214 437 2525
Andrew.Lehner@cbre.com | www.ucr.com

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From: [Jonathan Filgo](#)
To: [City Council](#)
Subject: Park Plaza- Corner of Hillcrest and Daniel
Date: Tuesday, July 05, 2016 11:30:22 AM

Council Members-

I am writing to express my strong support for the recent renovation and development plan brought before you on June 14th. The corner of Hillcrest and Daniel has been an eyesore for far too long. The owners and tenants of Snider Plaza, the neighbors and the community in general deserve better. The current plan before you will revitalize the area and return some much needed tax revenue to the city. Please support the Park Plaza renovation and development plan and make our great community even better.

Sincerely,

Jonathan Filgo
4312 Windsor Parkway
214-240-2129

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From: [Frank Swingle](#)
To: [City Council](#)
Subject: Snider Plaza Project - In Favor
Date: Tuesday, July 05, 2016 11:25:50 AM

I am writing to voice my support for the project in Snider Plaza. This project will not only eliminate an eyesore, but create needed parking and a great amenity for the city and Snider Plaza as a whole. I urge the Committee to support this project.

Frank Swingle
Swingle, Collins & Associates
13760 Noel Road, Suite 600
Dallas, TX 75240
office - 972-387-6709
cell - 214-893-1872

From: [Paul Haley](#)
To: [City Council](#)
Subject: Park Plaza Support!
Date: Friday, July 01, 2016 5:07:06 PM
Importance: High

My name is Paul Haley and I've lived on Villanova Street in UP for the past 19 years. I'm emailing as a show of support for the proposed Park Plaza Project just South of Snider Plaza. I have viewed the plans and I find it beneficial for all of our community going forward. It will add additional and much needed parking for Snider Plaza not to mention relieve everyone the eyesore and decreased property value as it sits today.

I'm very hopeful this projects moves forward and the sooner the better!

Thanks for your time and consideration of our comments.

PAUL AND CATHY HALEY
3313 VILLANOVA ST.

Amanda Hartwick

From: Cary Newman <newmanc@railroadmanagement.com>
Sent: Wednesday, July 06, 2016 3:07 PM
To: City Council
Subject: "Snider Plaza Project - In Favor."

Please accept my recommendation in favor of The Snider Plaza Project. It seems to me the time for site redevelopment has come and Snider Plaza is in need of more parking.

Thank you for your consideration. Your service to the community is appreciated.

Respectfully,

Cary Newman

Amanda Hartwick

From: Armstrong, Brooke <Brooke.Armstrong@am.jll.com>
Sent: Wednesday, July 06, 2016 2:53 PM
To: City Council
Subject: Park Plaza

I'm writing in support of the Park Plaza (snider plaza) development. Please allow it to proceed. It will be positive for our community.

Sent from my iPhone

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Amanda Hartwick

From: Guy Kerr <gkerr53@gmail.com>
Sent: Wednesday, July 06, 2016 2:18 PM
To: City Council
Subject: Snider Plaza Project-In Favor

City of University Park
Planning and Zoning Committee/City Council

Ladies/Gentlemen:

For numerous reasons, my wife and I strongly support the proposed development of the former Chase Bank site in Snider Plaza. For several decades, we have frequented Snider Plaza weekly for one reason or another and have observed the Plaza's evolution first hand. At this point in time we strongly urge you to approve a plan that improves parking and transforms the Chase eyesore into a valuable asset for the owners, the community and the City. Too many years and dollars have been spent trying to reach a supportable compromise and move forward with this site. Hopefully you will be the officials that can look back and say you were the group that finally achieved a positive outcome for UP residents.

Many thanks for your continued service on this and other important City matters!

Sincerely,
Guy Kerr

Guy Kerr
gkerr53@gmail.com(personal)
guy.kerr@lockelord.com(business)
214-725-8631(mobile)
214-740-8599(office)

Amanda Hartwick

From: Scott Ayres <scott.ayres@nationalmedpro.com>
Sent: Wednesday, July 06, 2016 1:50 PM
To: City Council
Subject: RE: Park Plaza

My home address is:

4444 Larchmont Street
Dallas, TX 75205

From: Scott Ayres
Sent: Wednesday, July 06, 2016 12:16 PM
To: 'city-council@uptexas.org' <city-council@uptexas.org>
Subject: Park Plaza

To whom it may concern:

It has come to my attention that someone has started an emailing campaign against the development of the Park Plaza project. I'm writing this email in support of the Park Plaza project. Here's my outlook on why the city of University Park should approve the re-zoning, and let the Park Plaza project continue:

- the new project will offer the residents of UP new shopping and restaurant destinations
- the site has been vacant for almost 10 years and has become very run-down and unsightly
- the developer is adding surplus parking to its plans in an effort to help alleviate some of Snider Plaza's parking problems
- the corner of Hillcrest and Daniel will be greatly improved from the eye-sore that currently exists at the intersection.

Thanks in advance for your time,

Scott Ayres



Scott Ayres

Physician Recruiter

2941 Lake Vista Dr., Suite 200, Lewisville, TX 75067-3801

O: 972.899.6168 | F: [972-899-6744](tel:972-899-6744) | C: 469.732.0221

fcer.com

Amanda Hartwick

From: Swaldi, Michael <Michael.Swaldi@am.jll.com>
Sent: Wednesday, July 06, 2016 1:25 PM
To: City Council
Subject: Park Plaza

Dear Council members,

My name is Michael Swaldi and my family and I live at 4312 Druid.

I am sending this message to voice my strong support for the re-development efforts underway at the old Chase Bank site on Hillcrest.

The old vacant building currently on this site is an embarrassing disgrace. We can do better.

I am familiar with Jim Strode and his team, and know them to do excellent quality developments.

This site is in good hands with Jim and his team.

Having Jim remove the current blight, replace it with something of value to the entire neighborhood, provide some solutions for the difficult parking at Snider Plaza as it is now, give a great boost to the AV tax base, as well as a sales tax boost, just seems like a very easy decision to support.

I can't imagine choosing to continue forward with the status quo, and just leaving that site in the condition it has been in for so many years.

I hope you all see it the same way and offer your support for this great addition to our city as well.

Thanks so much for your consideration.

Best Regards,

Michael

Michael C. Swaldi, AIA, SIOR
Managing Director
Jones Lang LaSalle Americas, Inc.
8343 Douglas Avenue, Suite 100
Dallas, Texas 75225
tel - (214) 438-6100
direct - (214) 438-6219
fax - (312) 470-5409
cell - (972) 839-8497
michael.swaldi@am.jll.com

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Amanda Hartwick

From: David Alexander <dea.alexander@gmail.com>
Sent: Wednesday, July 06, 2016 1:23 PM
To: City Council
Subject: Snider Plaza Project--In Favor

This email letter is **in favor** of the proposed office/retail complex in Snider Plaza at the site of the old Chase Bank building. We support this development for the following primary reasons;

- (1) Badly needed increase in the property tax base for the City of UP
- (2) Desparate need for new parking spaces
- (3) Tired of looking at the old site, building, etc. for the last several years.

Please let us know if you have any questions.

David and Sandy Alexander
3821 Greenbrier Drive
University Park, TX 75225

214/692-0296

Amanda Hartwick

From: Russ Johnson <rjohnson@pelotoncre.com>
Sent: Wednesday, July 06, 2016 1:11 PM
To: City Council
Subject: Park Plaza

To Whom it may concern,

Please accept this email as my support of the new Park Plaza development at the corner of Hillcrest and Daniel. This site has been an eye sore for many years and is begging for something new. The new retail, additional parking for Snider Plaza patrons, and dining will be an asset to University Park that we can all be proud of. In addition, the tax revenue from a new development will allow the City to allocate more funds to other necessary projects to continue to improve our neighborhood.

Please vote "yes" for the Park Plaza new development in the upcoming July 12th Planning and Zoning Commission meeting.

Best regards,

Russ Johnson
4209 Stanford Avenue

Russ Johnson CCIM | Principal
Peloton Commercial Real Estate, LP, AMO®
901 Main Street, Suite 4200
Dallas, TX 75202
Note new address.

T 214.572.3127 | C 214.394.6999
rjohnson@pelotoncre.com | www.pelotoncre.com
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Amanda Hartwick

From: Michael Guerrero <michael.d.guerrero@gmail.com>
Sent: Wednesday, July 06, 2016 1:02 PM
To: City Council
Subject: Park Plaza Proposal

University Park City Counsel,

I currently live on McFarlin Blvd and have been a resident of the Park Cities since 1994. We do have a higher standard of living, which I would assume all residents agree. We all work hard and pay to be able to call University Park our home. **I strongly support the Park Plaza development proposal.** The corner of Hillcrest and Daniel must be improved, no question. It is unsightly and holds no significance to the area. The old Chase/Library building has no business staying where it has been vacantly sitting for about a decade.

The new Chase Bank a block down is quite attractive as far as banks go. The library has moved on to much greener pastures. The re-development made to east Preston Center has significantly improved the area. These improvements include very approachable restaurants and shops, which the neighborhood has been enjoying since completion.

It only makes sense that the Park Plaza development takes place. After looking further into the proposal, **I feel it would bring great value to our town providing new amenities to relax, and spend time with our families and friends.** Aside from the fact, that the possibility of have more offices closer to home instead of messing with downtown or uptown would be wonderful. This all being with-in walking distance for some or a short drive for others. With the tract record of the current owner of the property, I would confidently say the project is in the appropriate hands.

- The site has been **vacant for almost 10 years** and has become very run-down and unsightly.
- University Park and the school district are losing significant property tax money with the depressed valuation the site delivers.
- The developer is **adding surplus parking** to its plans in an effort to help alleviate some of **Snider Plaza's parking problems.**
- The project will offer the residents of University Park new shopping and restaurants, which I could only assume would have a beautiful build out/construction. In turn **keep UP to the higher standard** that it has had for 100 plus years.

- Hillcrest and Daniel is currently the **armpit of University Park**. The intersection can only improved from the current state it is in.

If there is anything I personally can do to help **support the Park Plaza development**, please contact me. My enthusiasm towards improving our home of University Park, I hope is obvious via this email.

Best,

Michael Guerrero
214.931.5224

Amanda Hartwick

From: Michael Guerrero <michael.d.guerrero@gmail.com>
Sent: Wednesday, July 06, 2016 12:08 PM
To: City Council
Subject: Park Plaza

To whom it may concern,

I fully support the proposed re-zoning of the "Park Plaza" proposal. I live at 3525 McFarlin have strong feelings on the subject. I have been waiting for someone to finally takeover this project. We live in such a great neighborhood, and it is a shame that we **have had to** look at the old Chase/Library building for so long now. The new development where new library resides is fantastic with shops and restaurants etc, it only seems natural that the old site is improved in such a manner.

- 1) The site has been vacant for almost 10 years and has become very run-down and is a **definite eyesore** on the neighborhood.
- 2) The City of University Park and school district are losing significant property tax money with the depressed valuation the site delivers.
- 3) The developer is **adding surplus parking** to its plans in an effort to help alleviate some of **Snider Plaza's parking problems** which at times can be a nightmare.
- 4) The new project will offer the residents of **University Park new shopping and restaurants.**
- 5) **Hillcrest and Daniel is visually the armpit of University Park** and needs to be updated from what currently exists at the intersection.

Best,

Michael Guerrero
214.931.5224

Amanda Hartwick

From: Jen Lavelle <jen@mizzenandmain.com>
Sent: Wednesday, July 06, 2016 12:35 PM
To: City Council
Cc: Kevin Lavelle
Subject: Park Plaza

To whom it may concern:

I am writing in regards to the development of the old Chase Bank Building property located across from SMU at Hillcrest and Daniel Avenue. As the decision will be made as to whether this unsightly property can be improved by the Planning/Zoning Commission on July 12th, I wanted to write in support of this progress.

I believe the land should be developed because:

- The site has been vacant for almost 10 years and has become very run-down and unsightly.
- The City and school district are losing significant property tax money with the depressed valuation the site delivers.
- The developer is adding surplus parking to its plans in an effort to help alleviate some of Snider Plaza's parking problems.

As a concerned University Park resident, I ask you to please vote "yes" on July 12th. We must continue to support progress and growth in our amazing neighborhood.

Please feel free to reach out for any further comment (phone number listed below).

Best,
Jen Lavelle

.....
Jen Blackman Lavelle
(214) 289-0002

Amanda Hartwick

From: Robert Manley <rmanley@McKoolSmith.com>
Sent: Wednesday, July 06, 2016 12:28 PM
To: City Council
Subject: Dear City Council

I write in favor of the development of the old Chase building on Daniel and Hillcrest.

Since I was in SMU law school from 90-93 to date [when visiting Snider Plaza], parking spaces have always been in short supply and more are desperately needed. The Chase building, while undoubtedly state-of-the-art at the time it was constructed, has been an eyesore for many years and is very out of place given the beautiful new construction on and around SMU campus. I believe, like most of the new development and construction in the area, the Chase building development will increase property values and thus the tax base for City of UP.

And as a home owner in the city, I am in favor.

Please give the proposal favorable consideration.

Best Regards,

Robert Manley
2915 Bryn Mawr

[Robert M. Manley](#)
[Principal](#)
[McKool Smith, P.C.](#)
300 Crescent Court
Suite 1200
Dallas, Texas 75201
Telephone: 214.978.4226
Facsimile: 214.978.4044
Email: rmanley@mckoolsmith.com
Web: <http://www.mckoolsmith.com>

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Amanda Hartwick

From: Marybeth Conlon <conlon.marybeth@gmail.com>
Sent: Wednesday, July 06, 2016 12:27 PM
To: City Council
Subject: Park Plaza

Dear Council Members,

I am writing to express my support of the Park Plaza project at Hillcrest and Daniel Avenue.

As a resident of the Park Cities since 2004, I have seen the old Chase Bank building become an unsightly eyesore that is occupying incredibly valuable and useful land. The proposed development will turn property into an attractive, updated space that the entire community can enjoy.

I am also in support of the Park Plaza project because it will add much needed parking options to alleviate the current parking problems at Snider Plaza.

Thank you for your consideration,

Mary Elizabeth Conlon

Amanda Hartwick

From: Allan Duncan <aduncan@westwayholdings.com>
Sent: Wednesday, July 06, 2016 12:10 PM
To: City Council
Subject: Park Plaza Project

Dear Sir or Madam:

My name is Allan Duncan. Since 1989, our family has lived at 3404 Drexel Dr in Highland Park. I drive by the subject site multiple times per week and frequent the merchants in Snider Plaza multiple times per week. After many years and failed attempts to develop the subject property, I wanted to provide comment that I am FOR the proposed development. The scale and underground parking are each assets to the neighborhood.

Thank you

Allan Duncan

**3404 Drexel Dr.
Dallas TX 75205**

Amanda Hartwick

From: Jeffrey J. Porter <jporter@settlepou.com>
Sent: Wednesday, July 06, 2016 11:54 AM
To: City Council
Subject: Snider Plaza Project - In Favor

For forty years, I have lived in various close proximities to the Snider Plaza/SMU area. This community is a haven and joy for my family and I wish for it to continue to thrive.

I have only one doubt as to the surety of that hope – the former Chase Bank site. What a blight it has been for so long.

I understand that a local developer has purchased the site and plans to undertake what seems to be a solution to the burden that this property has been to our community. It will relieve us of a monstrous eyesore while alleviating the parking issues that all who live in and/or frequent the area must endure.

As an additional need, this project will no doubt increase our tax base, further improving our community.

Please approve this project – our community deserves it and you, as our leaders, you must agree.

Respectfully,

JEFFREY J. PORTER
ATTORNEY

3333 LEE PARKWAY
EIGHTH FLOOR
DALLAS, TX 75219

214.560.1725 direct
214.520.3300 main
800.538.4661 toll free
214.526.4145 fax

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Amanda Hartwick

From: Trip Edwards <cecil.edwards@gmail.com>
Sent: Wednesday, July 06, 2016 11:21 AM
To: City Council
Subject: Park Plaza

Hello -

I live at 4305 Bryn Mawr and am overwhelmingly in support of the proposed mixed use development for the following reasons: 1) the site has been vacant for almost 10 years and has become very run-down and unsightly, 2) the City and school district are losing significant property tax money with the depressed valuation the site delivers, 3) the developer is adding surplus parking to its plans in an effort to help alleviate some of Snider Plaza's parking problems, 4) the new project will offer the residents of UP new shopping and restaurant destinations, 5) the corner of Hillcrest and Daniel will be greatly improved from the eye-sore that currently exists at the intersection.

Best,

--

Cecil Edwards
Sent from my iPhone

Amanda Hartwick

From: Will Munding <wmunding@wm2company.com>
Sent: Wednesday, July 06, 2016 11:15 AM
To: City Council
Subject: Park Plaza

I support the Park Plaza project. The existing building is an eyesore and a reminder of the inability to do something beneficial in that very prominent location. Appreciate your review and consideration.

Will Munding
WM2 Company
3889 Maple Avenue, Suite 350
Dallas, Texas 75219
Office – 214-304-7634
Cell- 214-675-4473

Amanda Hartwick

From: Todd Fidler <TFidler@vessoil.com>
Sent: Wednesday, July 06, 2016 10:59 AM
To: City Council
Subject: Park Plaza

To whom it may concern:

I am writing in support of the proposed re-zoning and rebuilding of the old Chase Bank Building located across from SMU at Hillcrest and Daniel Avenue. My family and I frequently go to Snider Plaza for lunch/dinner and shopping and we think the proposed project will be a tremendous addition to the community. New shopping and restaurant, plus additional parking will be a great addition to the area and will continue to make the Snider Plaza area one of the best locations in all of Dallas. I have only lived in the City of UP for 2 years now, but I am impressed with the constant improvements to the city and feel this would be another great addition.

Thanks for your time and consideration.

Sincerely,

Todd Fidler
4523 Potomac Ave.

Amanda Hartwick

From: Madeleine Hamsher <madeleinethamsher@gmail.com>
Sent: Wednesday, July 06, 2016 10:48 AM
To: City Council
Subject: Park Plaza

To whom it may concern:

I am writing to express my support for the rezoning and tearing down/rebuilding of the Old Chase building on Hillcrest. One of the main reasons I am in support of the rezoning is that the building has been vacant for as many years as I have lived here and this amazing location needs something with life in its space! I am also thrilled with the developers plans to add surplus parking in an effort to help alleviate some of Snider Plaza's parking problems! If you have ever been to snider plaza at lunch time, you will appreciate this! Overall, I am so excited about the future of our city and can't wait to see what's to come with the rezoning of this location. Thank you so much for taking the time to read this email.

Sincerely,
Madeleine Fidler
4523 Potomac Avenue

Sent from my iPhone

Sent from my iPhone

Amanda Hartwick

From: patrickmcevoy@aol.com
Sent: Wednesday, July 06, 2016 10:01 AM
To: City Council
Cc: Amy McEvoy
Subject: Park Plaza

To whom it may concern,

I'm writing in support of the re-zoning proposal for the Park Plaza site where the former Chase building sits. I think it is time to do something there to remove the eyesore that has been sitting useless for too long. As a resident of University Park, who grew up in the neighborhood and attended SMU, I feel the addition of shops, restaurants and new parking spots could really help 'update' Snyder Plaza. My family and I find ourselves either going to Preston Center or leaving University Park more often than not when we're going out to eat or shop as opposed to going down the block to Snyder Plaza. If new parking, restaurants and shops we're added, I think that might change. I hope you take these factors into account when making your decision.

All the best,

Patrick McEvoy III
4033 Purdue Ave

Amanda Hartwick

From: Steve Meyer <smeyer@huntingtonindustrial.com>
Sent: Wednesday, July 06, 2016 10:11 AM
To: City Council
Subject: Snider plaza

I am favor of the plans for Snider Plaza. This project would add needed parking and solve the problem of the “ugly” parking lot.

Steve Meyer | **Huntington Industrial Partners**
5959 Berkshire Lane, Suite 1250 | Dallas, Texas 75225
Phone: 972-951-9016

Amanda Hartwick

From: Dawn Greiner <Dawn.Greiner@SRSRE.com>
Sent: Wednesday, July 06, 2016 9:43 AM
To: City Council
Subject: Park Plaza

Good Morning,

I am a resident at 4019 Southwestern. I am in support of Park Plaza. The site has been vacant for almost 10 years and has become very run-down and unsightly. I have seen plans for the new development as well. This developer has done numerous amazing projects across the US and I support the plans they have for the old library.

Regards,

Dawn Greiner
Senior Vice President



D 214.560.3271

[vCard](#) | [Bio](#) | [LinkedIn](#) | [Twitter](#) | [Facebook](#) | [SRSRE.COM](#)

8343 Douglas Avenue, Suite 200 | Dallas, TX 75225

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Amanda Hartwick

From: Blake Purnell <bpurnell@c82commercial.com>
Sent: Wednesday, July 06, 2016 9:29 AM
To: City Council
Subject: Old Chase Bank site

As a current office tenant of Snider Plaza & a resident of University Park I want to reach out in support of the Park Plaza development. I think the new development will be Great for the city as will solve some parking problems as well as add an appealing development to replace the vacated building sitting unused for years. I have looked at the proposed drawing and look forward to this project being approved & developed soon.

Thanks, Blake

Blake Purnell
bpurnell@c82commercial.com
214-415-7532

Amanda Hartwick

From: Matt Comeaux <mattc@moradoenergy.com>
Sent: Wednesday, July 06, 2016 9:29 AM
To: City Council
Subject: Park Plaza Project

Dear City Council,

Good morning! I am writing in support of the Park Plaza Project at University and Hillcrest.

I believe we are fortunate to have such a reputable developer in Jim Strobe, who is local and understands the standards that the Park Cities requires in new developments. Beyond this, as a local developer who has lived in and raised a family in the Park Cities, Strobe without question understands the needs of this community, *especially* when it comes to office and retail demand. A new proposed mixed-use development will generate valuable tax dollars for the city, whereas, the site has been a succubus boondoggle for over a decade of swings and misses from its prior owner. Not to mention that it will afford more office space for Park Cities citizens who are seeking office space near their homes, thus keeping those citizens close by providing convenient locales for shopping and restaurants.

I have zero doubt that the Park Plaza Project will impress people in this community and beyond. It will surely be yet another great addition to the Park Cities in terms of architecture, functionality and aesthetics.

Respectfully,

Matthew E. Comeaux

817.965.0951

--

Matthew E. Comeaux



One Energy Square
4925 Greenville Ave., Suite 455
Dallas, Texas 75206
817.965.0951
mattc@moradoenergy.com

Amanda Hartwick

From: Emily Klein <emilysklein@gmail.com>
Sent: Wednesday, July 06, 2016 9:13 AM
To: City Council
Subject: Park Plaza

Dear City Council,

I am writing in support of the re-zoning and new construction being proposed by Jim Strobe for the following reasons:

1) the site has been vacant for almost 10 years and has become very run-down and unsightly, (2) the City and school district are losing significant property tax money with the depressed valuation the current site delivers, (3) the developer is adding surplus parking to its plans in an effort to help alleviate some of Snider Plaza's parking problems, (4) the new project will offer the residents of UP new shopping and restaurant destinations, (5) the corner of Hillcrest and Daniel will be greatly improved from the eye-sore that currently exists at the intersection, (6) the proposed height of the office building allows the developer to add much-needed outdoor public space on the ground level for the entire community to enjoy.

Thanks,
Emily Klein
4507 Shenandoah

Amanda Hartwick

From: Beau Davis <beaudav@gmail.com>
Sent: Wednesday, July 06, 2016 9:09 AM
To: City Council
Subject: Park Plaza

I support all of these reasons for redevelopment of the Park Plaza area:

1) the site has been vacant for almost 10 years and has become very run-down and unsightly, 2) the City and school district are losing significant property tax money with the depressed valuation the site delivers, 3) the developer is adding surplus parking to its plans in an effort to help alleviate some of Snider Plaza's parking problems, 4) the new project will offer the residents of UP new shopping and restaurant destinations, 5) the corner of Hillcrest and Daniel will be greatly improved from the eye-sore that currently exists at the intersection.

--

Beau Davis

Amanda Hartwick

From: Trey Freeman <freeman.trey@gmail.com>
Sent: Wednesday, July 06, 2016 9:08 AM
To: City Council
Subject: Park Plaza

Hello,

My name is Trey Freeman and I have lived in University Park for 15+ years. I wanted to let the city council know that I am strongly in favor of the Park Plaza project where the old Chase building currently sits. I think that property has been a horrible eye sore for our city for way too long, as it has been vacant and become run down. Snider Plaza is in need of additional parking, and it is my understanding that this project will add surplus parking in an effort to help with the existing parking problems. Additionally, I look forward to the new retail/restaurant options that will be available in this great location once the project is complete.

-Trey Freeman

Amanda Hartwick

From: Susan Nichol <susannichol@yahoo.com>
Sent: Wednesday, July 06, 2016 8:46 AM
To: City Council
Subject: Park Plaza

Dear City Council,

I am emailing in favor of the city rezoning the old vacant Chase Bank building to allow the structure to be torn down and redeveloped to benefit the community. The project is needed as the site has been vacant for almost 10 years and has become very run-down and unsightly. In addition, the developer is adding surplus parking to its plans in an effort to help alleviate some of Snider Plaza's parking problems. Snider Plaza parking has become a problem. This will help to alleviate the strain on the existing spots as well as provide a new source of property tax revenue for our district as well as new destinations for shopping and restaurants. The proposed rezoning will be an improvement that will benefit the city for the long term. I support the rezoning of the Park Plaza property.

Respectfully submitted,

Susan Nichol

Amanda Hartwick

From: Paul Fagan <paul.fagan@amcapr.com>
Sent: Wednesday, July 06, 2016 8:46 AM
To: City Council
Subject: Park Plaza

My family is not a resident of UP, but of HP, we live at 4328 Livingston. We were made aware of the potential new Park Plaza project that is attempting to get rezoning fights. Just wanted to tell you that I am in support of the project, mainly to get rid of the dated building, add some needed parking at Snider and just upscale the location from its current state.

Thanks for your hardwork!

Paul Fagan

Amanda Hartwick

From: Kelly Beall <kellyhbeall@yahoo.com>
Sent: Wednesday, July 06, 2016 7:14 AM
To: City Council
Subject: Park plaza

Exciting to think we are preserving our areas beauty and improving it greatly at the same time. The new project planned for the corner of Hillcrest and Daniel is going to alleviate so many concerns with challenging parking and the current eyesore.

Growth and change can temporarily unsettle people but growth done right is just right!

Thank you for helping make a difference, in the right direction.

Kelly Beall
San Carlos resident, UP

Sent from my iPhone

Amanda Hartwick

From: Lee Cordon <leecordon@yahoo.com>
Sent: Wednesday, July 06, 2016 7:13 AM
To: City Council
Subject: Park Plaza

To Whom it May Concern,

I am a resident of the Park Cities and wanted to pass along my support for the proposed redevelopment of the Chase building site on Hillcrest. The area seems like such a dead space when so much could be done to add wonderful new shops or restaurants to that pedestrian area. More parking for the Snider Plaza area would be helpful to the neighborhood as well.

This is an area I frequent often so just wanted to pass along my support for this re-zoning!

Thank you.

Sincerely,

Lee Cordon
214-707-0770

Amanda Hartwick

From: Stephen Swann <swann@ftncapital.com>
Sent: Wednesday, July 06, 2016 6:38 AM
To: City Council
Subject: Park Plaza

I hope all is well. I support the above referenced project for many reasons. Growing up on Rankin, I spent my childhood roaming Snider Plaza, eating at Cisco Grill (still my favorite), working at Ralph's and enjoying everything about Snider Plaza. The Chase Bank building must be redeveloped and the current plan seems to satisfy everything the city's residences would require in a mixed use development. The additional parking is needed as our the tax dollars. Please let me know if you have any questions.

Stephen Swann
Fountain Capital
8350 N. Central Expressway, Suite 1725
Dallas, TX 75206
Office: (972) 980-4083
Cell: (214) 244-5974
Email: swann@ftncapital.com

Amanda Hartwick

From: Bill Hickey <BHICKEY@LPC.com>
Sent: Wednesday, July 06, 2016 2:58 AM
To: City Council
Subject: Snider Plaza Project – In Favor

I am in favor of the Snider Plaza Project. The old building is an eye sore, we need the parking and increased tax base.
Please vote in favor of this.
Thanks

Bill Hickey
3720 Colgate ave.
(202) 255-7051 Cell
(214) 740-3492 Office

Amanda Hartwick

From: Rachal Nettune <rachal.nettune@gmail.com>
Sent: Wednesday, July 06, 2016 12:12 AM
To: City Council
Subject: park plaza

To whom this may concern,

I'd like to lend my support to the business/retail/parking development by Mr. Strobe of the old Chase bank building on Hillcrest. It pains me to circle Snider Plaza for parking knowing that it is the stores employees blocking me from the opportunity to patronize the shops. In just the past month I have left Snider Plaza three times without shopping due to a lack of parking. My entire family has suffered from the lack of roast beef and ham from Kuby's deli! I fully support the tempered growth of the site for retail and non-residential commercial use.

Rachal Nettune
4805 Abbott Ave, 75205.

Amanda Hartwick

From: Kirk Meyer <Kirk.Meyer@meyerdunlap.com>
Sent: Tuesday, July 05, 2016 10:59 PM
To: City Council
Subject: Chase Building Re-Zone

Please pass this proposal! It sounds like a great deal to replace something that clearly doesn't belong in the neighborhood. Please consider this email when voting next week.

Kirk Meyer

o: 214.358.8903

c: 214.796.4212

f: 214.358.8907

6100 Cedar Springs Rd | Dallas | TX | 75235

[meyerdunlap](#)

Amanda Hartwick

From: Brad@albiernats.com
Sent: Tuesday, July 05, 2016 10:52 PM
To: City Council
Subject: Park Plaza

As a University Park resident, I think the Park Plaza project will be a great addition to the area that encompasses Snider Plaza and SMU. As a family we can walk from Grassmere to the shops and restaurant in the area. It's my understanding that the project will add parking to an area that is grossly under parked.

More shops, restaurants, office space, and a beautiful new development. I'm just not finding any negative to this plan.

Sincerely,

Brad Fuller
General Manager
Al Biernat's

Amanda Hartwick

From: Molly Schulte <molly.schulte@yahoo.com>
Sent: Tuesday, July 05, 2016 9:46 PM
To: City Council
Subject: Re-zoning

To whom it may concern:

I am writing in support of the re-zoning of the Chase Bank building in the city of University Park. I feel this project is needed as the site has been vacant for almost 10 years and has become very run-down and unsightly. Also, the City and school district are losing significant property tax money with the depressed valuation the current site delivers. The proposed project will be a tremendous asset to the community. Thank you for consideration of this project.

Sincerely,
Molly Schulte

Sent from my iPhone

Amanda Hartwick

From: nicole.cardwell@sbcglobal.net
Sent: Tuesday, July 05, 2016 9:09 PM
To: City Council
Cc: Kyle Cardwell
Subject: Park Plaza

To Whom It May Concern,

My husband and I live in HPISD and are in full support of the Park Plaza development. We feel this project is needed as (1) the site has been vacant for almost 10 years and has become very run-down and unsightly, (2) the City and school district are losing significant property tax money with the depressed valuation the current site delivers, (3) the developer is adding surplus parking to its plans in an effort to help alleviate some of Snider Plaza's parking problems, (4) the new project will offer the residents of UP new shopping and restaurant destinations, (5) the corner of Hillcrest and Daniel will be greatly improved from the eye-sore that currently exists at the intersection, (6) the proposed height of the office building allows the developer to add much-needed outdoor public space on the ground level for the entire community to enjoy.

Best Regards,

Nicole Cardwell

Amanda Hartwick

From: Julianna Leblanc <leblancj@mac.com>
Sent: Tuesday, July 05, 2016 9:07 PM
To: City Council
Subject: Park Plaza

I support the proposed building plans of the corner of Daniel and Hillcrest. It hasn't been maintained in years and it will serve all taxpayers well.

In addition extra parking to alleviate snider plaza would benefit all.

Thank you

Julianna LeBlanc 972.835.4600
Sent from my iPhone

Amanda Hartwick

From: Robert Skinner <robertskinnerllc@prodigy.net>
Sent: Tuesday, July 05, 2016 8:58 PM
To: City Council
Subject: Park Plaza

I am writing an email in support of the new proposed building at the site of the old Chase Bank Building. I am a resident in University Park with kids in the school and a builder in our neighborhood. Below are the reasons for my support.

(1) the site has been vacant for almost 10 years and has become very run-down and unsightly, (2) the City and school district are losing significant property tax money with the depressed valuation the current site delivers, (3) the developer is adding surplus parking to its plans in an effort to help alleviate some of Snider Plaza's parking problems, (4) the new project will offer the residents of UP new shopping and restaurant destinations, (5) the corner of Hillcrest and Daniel will be greatly improved from the eye-sore that currently exists at the intersection, (6) the proposed height of the office building allows the developer to add much-needed outdoor public space on the ground level for the entire community to enjoy.

Robby Skinner
President
Sleepy Hollow Homes

Amanda Hartwick

From: Diane Galloway <DianeCGalloway@sbcglobal.net>
Sent: Tuesday, July 05, 2016 8:36 PM
To: City Council
Subject: Snider Plaza Project, In Favor

Dear City Council and Planning and Zoning members,

The Chase Bank building in Snider Plaza has been an eyesore for 15 years. During all those years the city has missed out on property taxes that could have been spent on countless city projects. The redesign of that building is way overdue. In addition, Snider Plaza parking has been insufficient for years. Please support this office/retail complex, which will enhance the city of University Park, provide much needed parking, and bring in additional revenue for the city. This is a WIN-WIN situation.

Sincerely,

Diane Galloway

Amanda Hartwick

From: Winifred Munding <w.munding@sbcglobal.net>
Sent: Tuesday, July 05, 2016 7:29 PM
To: City Council
Subject: Park Plaza

Dear City Council Members,

Please vote in favor of re-zoning for the Park Plaza project in Snider Plaza. For many years, the corner has been in need of new development. The existing building is an eyesore and it is past time to improve the corner, not only for Snider Plaza, but also for SMU.

The area of Snider Plaza would be greatly enhanced with the proposed Park Plaza Project.

Thanks,
Winifred Munding

Amanda Hartwick

From: Michael Barnett <michaelcbarnett@gmail.com>
Sent: Tuesday, July 05, 2016 6:50 PM
To: City Council
Subject: The Chase building by Snider Plaza

Dear council members:

I am writing today in support of the proposed zoning change for this Chase building site across the street from Snider Plaza. I was lucky enough to grow up in the Park Cities and I lived a few blocks from this building. My whole life this site has wasted away and been a blemish on our community. I now live back in the Park Cities (about a mile from this site) and it is my strongest hope that the zoning change be approved.

A new building with shops, dining and offices is exactly what that area needs. The current site is a waste of some of the best property in the country as it has added nothing to our community for years. Parking will only improve because of the new property and it would drastically improve a vital area near SMU's campus and Snider Plaza.

Thank you for all you do for our community and thanks for taking my comments under consideration.

Sincerely,

Michael C. Barnett

Amanda Hartwick

From: Joe Merritt <Joe@merritt-capital.com>
Sent: Tuesday, July 05, 2016 5:19 PM
To: City Council
Subject: Snider Plaza Project – In Favor

Dear University Park Planning & Zoning Committee:

Next Tuesday, you will be presented with a plan to redevelop the former Chase Bank property in Snider Plaza. We live in the area and someone in my family visits Snider Plaza on almost a daily basis for the restaurants, retail, grocery & services. I am writing today to tell you that I am in favor of this new development and the developers involved in it. There are several reasons I support this project:

- At the present time, finding a parking space in Snider Plaza can be very difficult. Having a parking garage for the overflow parking will be helpful to all of us. It would also cut down on the many cars who circle the area looking for a space & block traffic waiting for someone who is backing out. It will also allow more customers to visit the nearby businesses like Peggy's BBQ and Kubby's which should increase their sales and therefore, the City sales tax revenue and their long term survival. In addition, much of the new retail space created by this project will be visited by the surrounding neighbors on foot;
- I am not concerned about a possible increase in traffic. The impact in this location would be minimal considering that this project is only a small fraction of the total traffic impact caused by all of the current surrounding businesses & SMU. These have been in place for many years & the only way to avoid traffic now is to move to a rural location. I grew up in a small town & I prefer the traffic, retail & restaurants;
- The former Chase Bank building and parking area are an eyesore in one of the most visible locations in the City. If it is not torn down, the current owner could lease the property to office tenants & leave it like it is. However, if a new development is approved, this property will become the centerpiece of University Park and be the most beautiful, most impressive & most expensive site in the City. This situation has gone on long enough and it is time to act on this;
- With the City being fully developed and fully assessed, this is one of the few opportunities to make a significant increase in the tax base. If the development is limited, it will only limit future tax revenue that could be used to improve streets & maintain parks;
- The new project will increase the sales tax revenue because of the added retail space. This restaurant & retail space will be similar to that in Highland Park Village & could help draw customers from that area into our area which will increase revenue to the City;

These are only a few of the many reasons I think this project would be good for Snider Plaza and the City of University Park. I hope you will give it your full support.

Thank you for your service on this very important committee.

Joe Merritt
3232 Greenbrier Drive
Dallas, TX 75225

Amanda Hartwick

From: Trevor Tollett <ttollett@fountainresidential.com>
Sent: Tuesday, July 05, 2016 5:16 PM
To: City Council
Subject: Park Plaza

As a lifelong resident of University Park I'm writing in support of the Park Plaza rezoning.

Frankly, it is embarrassing that the City and the neighborhood haven't come to an agreement after all these years to redevelop the ugliest corner in University Park.

I assure you that there will never be a solution to the redevelopment of this property that every single person will support. Some people can't make sense out of what others consider common sense, especially in this community where change is sometimes a four letter word.

We recently passed a massive bond package – as much as I love seeing my own property taxes increase, I would welcome the increment tax revenue that would come from Park Plaza.

Regards,

Trevor C. Tollett

Vice President

Fountain Residential Partners

2626 Cole Avenue

Suite 620

Dallas, Texas 75204

Office 972.861.5080

Direct 972.861.5083

Fax 972.861.5086

Mobile 214.727.6402

ttollett@fountainresidential.com

Amanda Hartwick

From: Jeff Montgomery <jmontgomery@republictitle.com>
Sent: Tuesday, July 05, 2016 4:57 PM
To: City Council
Subject: Snider Plaza Project – In Favor

Please support the proposed zoning change for this site. We need this change for the following reasons:

- Parking will be improved for all of Snider Plaza. We need more spaces.
- Tax revenue will increase
- The intersection is very tired and needs to be updated

Thank you

Jeff

Jeff Montgomery
Vice President/Business Development



Republic Title of Texas, Inc.
Uptown - Commercial Division
2626 Howell Street,
10th Floor
Dallas, Texas 75204
Phone: 214-855-8888
Direct Dial: 214-855-8830
Fax: 972-516-2531
Mobile: 214-458-9003
jmontgomery@republictitle.com
<http://www.republictitle.com/commercial>

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Amanda Hartwick

From: Klein, Matt <MKlein@Hudson-Advisors.com>
Sent: Tuesday, July 05, 2016 4:26 PM
To: City Council
Subject: Park Plaza Project

I wanted to let you know that I support the development plans proposed for the corner of Hillcrest & Daniel. There are several reasons I support the project:

- the new project will offer Park Cities residents new shopping & restaurant destinations
- the Snider Plaza area will look a lot better with the old Chase building removed

Thanks

Matt Klein, CFA
Hudson Advisors, L.P.
Office: 214.754.8396
Cell: 214.675.0554
mklein@hudson-advisors.com

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Amanda Hartwick

From: O'Neill, Chris <jconeill@workrecords.com>
Sent: Tuesday, July 05, 2016 3:36 PM
To: City Council
Subject: For The Redevelopment of The Old Chase Bank Building Property

To: City of University Park Council

I am a longtime resident of UP and a frequent shopper at the stores and restaurants in Snider Plaza. We desperately need more parking and a general upgrade in the overall appearance of Snider Plaza, put me down as a big supporter of the proposed redevelopment of the old Chase Bank building property.

I am familiar with several retail developments completed by Strode Property Company over the years and I have always been impressed with their design, quality of construction and long-term maintenance.

Therefore I am in full support of the proposed redevelopment.

Respectfully,

Chris O'Neill
3841 Wentwood Drive
Dallas, Texas 75225
[214-642-5360](tel:214-642-5360)

Amanda Hartwick

From: Howell Harralson <howell.harralson@icloud.com>
Sent: Tuesday, July 05, 2016 3:33 PM
To: City Council
Subject: SniderPlaza Project

I wanted to express my support of the Jim Strobe plan for the old Chase Bank site. The site has just been sitting there and going into decline and now there is a reasonable plan for development , so let's go with it. It will add parking which is really needed in the area. Also, it should be a nice addition to the tax base. I hope the Planning and Zoning Committee votes to approve the project.

Howell Harralson

Amanda Hartwick

From: Zane Carlson <carlson@tubulargroup.com>
Sent: Tuesday, July 05, 2016 3:32 PM
To: City Council
Subject: Park Plaza

I am writing to support the redevelopment of the Park Plaza at Hillcrest and Daniel. The site has been vacant for quite some time now and is very run-down. The developer is apparently adding more parking to its plans in an effort to help alleviate some of Snider Plaza's parking problems which are wretched.

Hope it goes through!

Sincerely,

Zane Carlson

VP Commercial Development

Direct: 214.252.8798

Mobile: 972-523-0843

carlson@tubulargroup.com



www.tubulargroup.com

Amanda Hartwick

From: Tracy Matthews <tracy.matthews@att.net>
Sent: Tuesday, July 05, 2016 2:34 PM
To: City Council
Subject: Park Plaza

Dear Councilmen and Councilwomen:

I'm writing in support of the proposed new development at the old Chase Building site. First and foremost, the site has been vacant for almost 10 years and has become very run-down and unsightly. The corner of Hillcrest and Daniel will be greatly improved from the eye-sore that currently exists there now. Second, the City and school district are losing significant property tax money with the depressed valuation the current site delivers. Let's raise that property value! Additionally, the developer is adding much needed surplus parking to its plans in an effort to help alleviate some of Snider Plaza's parking problems. Everyone would benefit from more parking...especially during high traffic times like lunch and dinner. The new project will offer the residents of UP new shopping and restaurant destinations, which is also much needed. Our family only frequents a few of the restaurants and shops in there now. Let's add some variety! And finally, the proposed height of the office building allows the developer to add much-needed outdoor public space on the ground level for the entire community to enjoy.

Bottom line, the proposed project will be a tremendous asset the community will be proud of. Let's build it!

Thank you for your time.

Tracy Matthews
3201 Amherst



ROBERT NELSON THETFORD

July 6, 2016

Planning & Zoning Commission
City of University Park
3800 University Boulevard
Dallas, Texas 75205

Dear Members of the Commission:

Thank you for your consideration of Park Plaza, the plan to revitalize the Chase Bank building and adjacent parcels. I support the Park Plaza proposal.

As a nearby resident who attended the Myers town hall on June 7th, listened at the P&Z Commission meeting on June 14th, and reviewed the Park Plaza plans, I have made diligent efforts to consider all sides.

Our family has lived in University Park since 1987 and I fondly remember shopping at M.E. Moses and eating at Balls' Hamburgers. Change is never easy—but growth is not possible without it. Learning Express and Dive Coastal Cuisine, successors to M.E. Moses and Balls, have brought new products and services, as well as greater vitality, to Snider Plaza.

Park Plaza would replace a blighted building with office space, shops, parking and restaurants that will provide attractive amenities, reduce congestion and increase tax revenue. Moderately greater traffic on nearby streets and a minimally obtrusive parking garage similar to the SMU structure on Daniel Ave. may frustrate some residents, but those costs are minimal compared to the benefits of the proposed Park Plaza.

Thank you for your consideration of the Park Plaza proposal and your service to our community.

Sincerely,

A handwritten signature in blue ink that reads "Robert N. Thetford".

Robert N. Thetford

Amanda Hartwick

From: Michael E. Montgomery <mmontgomery@trekresources.com>
Sent: Wednesday, July 06, 2016 3:48 PM
To: City Council
Cc: Chuck Keller
Subject: Park Plaza

City Council UP

I would like to voice my support for the construction of Park Plaza. I think it would be a great improvement to what is currently there and a significant increase in tax values to the City. I currently own the property at the corner of Rosedale and Dickens, 3501 Rosedale. Please consider this a vote for yes on this project.

Michael E. Montgomery
President
Trek Resources, Inc.
4925 Greenville Ave., Suite 915
Dallas, Texas 75206
(214) 373-0318 (Main Line)
(214) 382-3224 (Direct Line)
(214) 926-0596 (Cell Phone)
(214) 373-6710 (Fax)

Amanda Hartwick

From: Cullen Hines <cullen@hinesnutcompany.com>
Sent: Wednesday, July 06, 2016 3:31 PM
To: City Council
Subject: Park Plaza Project SUPPORT

City Council Members,

I live at 4424 Normandy Ave and have been a resident for years. Please consider this email another strong vote in support of this project. The time has come to move forward. This project will revitalize what is and has been an embarrassment to the UP community for years. I don't believe any past proposal has the potential that the current proposal provides. Snider Plaza's parking situation is horrendous; I have personally bailed visiting restaurants in SP several times on the account of failing to be able to park. That's lost dollars to all parties involved. The proposed parking structure alone would sell me but it's so much more. The proposed offices and retail areas are beautiful and will raise the bar for all establishments surrounding. There will be people lined up for the offices and restaurants and shops as they are needed to satisfy the nature of the University Park peoples. We all want something fresh. Those is opposition are stuck in the past, we need to think about the future. Please approve this project where we can all have something to look forward to.

Cullen Hines
Hines Nut Company
990 S Saint Paul St
Dallas, TX 75201
214-564-3307 (M)
214-939-0285 (W)
214-761-0720 (F)
www.hinesnutcompany.com

Amanda Hartwick

From: Patrick McEvoy <APMJR@WesternExtrusions.Com>
Sent: Wednesday, July 06, 2016 3:53 PM
To: City Council
Subject: Snider Plaza Project - In Favor

I would like to encourage you to support the proposed zoning change for the Snider Plaza Project on the site of the former Chase Bank.

This project would –

1. Revitalize the area and possibly encourage other business owners to upgrade their properties.
2. Add much needed parking to Snider Plaza.
3. Add more shopping and dining venues.

Thank you for giving this your consideration. I know it can have a positive impact on University Park.

Respectfully,

Patrick McEvoy, Jr.

Amanda Hartwick

From: Robert Thetford <thetford@gmail.com>
Sent: Wednesday, July 06, 2016 4:48 PM
To: City Council
Subject: Snider Plaza Project -- In Favor
Attachments: Letter to CUP Planning & Zoning Commission 070616.pdf

To Whom It May Concern:

Please find attached my letter of support for Park Plaza, the proposed revitalization of the Chase Bank building and adjacent parcels immediately south of Snider Plaza.

Should you have any questions, please do not hesitate to contact me.

Thank you for receiving my statement of support and your work on behalf of the City of University Park.

Best,

Robert

--

Robert N. Thetford
thetford@gmail.com | 214 793 4261

Amanda Hartwick

From: Mark Danuser <Mark@tatumbrown.com>
Sent: Wednesday, July 06, 2016 5:41 PM
To: City Council
Subject: Park Plaza

University Park City Council -

As a resident of University Park, I am writing in support of the proposed re-zoning at Park Plaza (Hillcrest/Daniel; the old Chase Bank Building). Over the past 10 years of vacancy, this area has become run down and unsightly. Not only will the new project improve the appearance of the area, University Park's residents will benefit from new shopping and restaurant destinations as well as additional parking for the Snider Plaza area. These reasons coupled with additional tax revenue for the city and schools make this is win-win for all involved.

I am in complete support of this development and urge you to approve the re-zoning at the upcoming meeting.

Best Regards,

Mark

Mark Danuser | President
Tatum Brown Custom Homes | 5924 Royal Lane, Suite 150 | Dallas, TX 75230
(214) 361-4877 direct | (214) 235-8558 cell | (214) 361-4854 fax mark@tatumbrown.com | www.tatumbrown.com
Facebook | Houzz

Amanda Hartwick

From: Worthey Wiles <WWiles@LPC.com>
Sent: Wednesday, July 06, 2016 6:05 PM
To: City Council
Subject: "Snider Plaza Project – In Favor."

I am in Favor of the project because it will be much better looking than what is there and the added parking will be a benefit as will new restaurants to choose from.



Worthey Wiles

Senior Vice President | wwiles@lpc.com
T.214.740.3332 | C.214.282.6827 | F.214.740.3376
2000 McKinney Ave | Suite 1000 | Dallas, TX 75201
www.lpcdallas.com |    

Amanda Hartwick

From: Bo Williamson <bo@bowilliamson.com>
Sent: Wednesday, July 06, 2016 6:11 PM
To: City Council
Subject: Park Plaza

I am in favor of the new proposed project. the site has become very run-down and unsightly. I am sure the school district is losing significant property tax revenue.

Thank you,

Bo Williamson

Amanda Hartwick

From: Martha Hooper <hoopers@airmail.net>
Sent: Wednesday, July 06, 2016 6:58 PM
To: City Council
Subject: Park Plaza

Hello City Council,

I have been a resident of UP for most of my life...almost 60 so that tells you something. Truly, this Park Plaza project sounds like something that is very much needed and will be greatly appreciated. I know the owner of the building, and believe that as a fellow citizen, he has the right vision for a much needed change on that land. It is time...it has been discussed for many years. Get it done.

Thank you for listening.

Martha Hooper
4413 Larchmont

Martha Hooper
hoopers@airmail.net

Amanda Hartwick

From: Ellis, Scott <sellis@winstead.com>
Sent: Wednesday, July 06, 2016 7:09 PM
To: City Council
Subject: Park Plaza

I am a resident of University Park (4312 Hyer St.) and am writing to support the rezoning and redevelopment of the old Chase Bank Building at Snider Plaza.

Because this vacant eyesore of a building has become a drain on the surrounding area and the new development plans will improve both local retail options and the University Park tax base, the UP Planning and Zoning Commission should take every action necessary to approve the rezoning of the site. Please do not be swayed by manufactured online opposition to a positive step forward for our city.

Sincerely yours,
Scott Ellis

Scott F. Ellis

Winstead PC | 500 Winstead Building | 2728 N. Harwood Street | Dallas, Texas 75201
214.745.5267 *direct* | 214.745.5390 *fax* | sellis@winstead.com | www.winstead.com

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Amanda Hartwick

From: Jud Theresa <tcj4324@gmail.com>
Sent: Wednesday, July 06, 2016 7:14 PM
To: City Council
Subject: Park Plaza

The former Chase bank building at the corner of Hillcrest and Daniel has been an eyesore for too long. I am in favor of the newly proposed mixed use project. The site has been vacant for almost 10 years and UP is losing significant tax money on this property. I understand this new project will also offer more parking, which presently is terrible at Snider Plaza.

I encourage the Planning and Zoning Commission to approve this proposal. I have been a resident of UP for over 40 years.

Theresa Canales Jud
4324 Hyer

Amanda Hartwick

From: Taylor Freeman <taylor.m.freeman@gmail.com>
Sent: Wednesday, July 06, 2016 7:51 PM
To: City Council
Subject: Park Plaza

This email is in support of the plans for Park Plaza. The reasons for support are as follows:

1) the site has been vacant for almost 10 years and has become very run-down and unsightly, 2) the City and school district are losing significant property tax money with the depressed valuation the site delivers, 3) the developer is adding surplus parking to its plans in an effort to help alleviate some of Snider Plaza's parking problems, 4) the new project will offer the residents of UP new shopping and restaurant destinations.

Thank you!

Taylor Freeman

Amanda Hartwick

From: Bill Dunlap <bill@wcdinterests.com>
Sent: Wednesday, July 06, 2016 8:09 PM
To: City Council
Subject: Park Plaza

Dear city staff,

I am writing to encourage the Strode Property proposed zoning change to Snider Plaza. I have lived in the Park Cities for over 60 years, and I think that the Park Plaza Building would be a great addition to our city. The new building is long overdue, and we are in great need of more parking in the area. The design appears to keep the architecture and tradition of the area intact.

Thank you so much for your attention,

Bill Dunlap

Amanda Hartwick

From: Kathryn Biggers <kathrynbiggers@yahoo.com>
Sent: Wednesday, July 06, 2016 9:34 PM
To: City Council
Subject: Park Plaza Project - support!

Dear City Council,

I am emailing in support of the proposed Park Plaza improvements. After nearly 10 years of seeing the building at the corner of Hillcrest & Daniel look more and more abandoned, I think it is high time we allow one of our own community investors to improve that area. With that area being such a visible part of University Park, it is important to our Community pride to allow improvements we can be proud of.

Thank you for your time and consideration.

Best Regards,
Kathryn & Ted Biggers
4408 Larchmont Avenue
Dallas, TX 75205

Amanda Hartwick

From: Terry Quinn (Avison Young) <Terry.Quinn@avisonyoung.com>
Sent: Wednesday, July 06, 2016 9:54 PM
To: City Council
Cc: Kim Quinn
Subject: Park Plaza Proposed Plans

Importance: High

We have been a residents of the Park Cities since 1984 when we both entered SMU.

We want to send a note of support of the master plans for Park Plaza recently submitted.

We feel this project is sorely needed. The site has been vacant for what seems like more than a decade and has become a run-down eyesore. By not allowing the site to be active and developed into its highest and best use, the City and school district are losing significant property tax money.

Further, it is our understanding that the developer is adding excess parking to alleviate some of Snider Plaza's parking problems. The corner of Hillcrest and Daniel will be greatly improved from the eye-sore that currently detracts from the neighborhood and SMU. While the proposed height of the office building is likely one complaint, the height allows a design to allow much much-needed outdoor public space on the ground level for the entire community to enjoy.

Bottom line, the proposed project will be a huge improvement providing benefit to all Park Cities's residents, SMU and the local tax base.

We certainly hope that the city council will approve the plans and finally allow movement toward resolution to the site. We thank you in advance for your consideration.

Sincerely,

Terry and Kim Quinn

Amanda Hartwick

From: Ashley Craddock Shull <ash102878@aol.com>
Sent: Thursday, July 07, 2016 1:12 AM
To: City Council
Subject: Park Plaza

Dear City Council,

As University Park residents, I am in favor of the Park Plaza development. The site for the development is in need of a major facelift and we believe will not only improve the facade of Snyder Plaza but may also alleviate a very congested parking situation.

Thank you for your time,

Ashley and Vance Shull
4436 Glenwick

Sent from my iPhone

Amanda Hartwick

From: tammy@labichette.com
Sent: Thursday, July 07, 2016 8:57 AM
To: City Council
Subject: Park Plaza

To Whom It May Concern,

My Mom & I own and operate La Bichette, a salon just down the street from Park Plaza, directly across from SMU's McFarlin Auditorium. In less than a week, we will be celebrating our fourth year in business. Over the past four years, we have rooted ourselves in this amazing neighborhood and owe our continued success to the loyalty of the surrounding area.

The proposed plans for the Hillcrest & Daniel building bring us much excitement and hope for the area's future. Our shop is located in the midst of fast food hot spots such as Pizza Hut, Jimmy Johns and Chick-Fil-a. We have always yearned for boutique shops and sit-down restaurants that would enhance the pedestrian feel that thrives in Snider Plaza. Our block of Hillcrest is disconnected from Snider Plaza by the current eye sore at Hillcrest & Daniel. The proposed plans would not only alleviate the major parking issue that plagues our area, but it would also enhance the overall pedestrian-friendly feel that University Park has uniquely engendered due to SMU and the safety of the neighborhood. We know families that conveniently walk from their homes on McFarlin to our salon and then make their way on to lunch or dinner, shopping and more just down the street in Snider Plaza. This proposal would unify an already burgeoning area, strengthen the community feel that University Park has uniquely created, and give way to an invaluable experience for students and residents alike.

I sincerely hope this project gets approved.

With Gratitude,

Tammy Coleman
La Bichette
Co-Founder & Manager



6405 Hillcrest

Dallas, TX 75205

LaBichette.com

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Amanda Hartwick

From: Conger, John <John.Conger@colliers.com>
Sent: Thursday, July 07, 2016 9:01 AM
To: City Council
Subject: Park Plaza

To Whom it may concern:

I am a currently reside on Centenary Ave, so my family frequently visits Snider Plaza. We were really excited to hear the news that a developer purchased the old Chase building and lot on Hillcrest. This building has been an eye sore for many years and from what I have seen of the proposed new development, we are 100% in favor of it. The additional parking, new restaurants, and outdoor public areas will be yet another convenient place for residents to shop and or office. It will add new life to the whole Snider Plaza Experience. I have lived in the Park Cities since graduating from SMU in 1979 and cannot believe there is even a concern about this new opportunity that will add a tremendous amenity to the Park Cities residents.

John Conger

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Amanda Hartwick

From: McCorkle, Larry <Larry.McCorkle@am.jll.com>
Sent: Thursday, July 07, 2016 10:09 AM
To: City Council
Subject: Park Plaza

My wife and I are writing as a concerned citizen and shopper a Snyder Plaza.

We understand this property has been purchased by a very reputable Developer who has submitted development plans for this long vacant and unsightly land in the heart of the Snyder Plaza District. The plans are well thought out and will increase the Tax Base for the City and school district. Additionally, it offers residents new retail destinations and more important, surplus parking for Snyder Plaza shoppers.

My wife and I strongly support this Development Plan and encourage you to vote for APPROVAL.

See you soon at Park Plaza.

Larry McCorkle
Managing Director | Land Practice Group
JLL
8343 Douglas Avenue, Suite 100
Dallas, Texas 75225
Main +1 214-438-6100
Direct +1 214-438-6216
Fax +1 312-470-5390
Mobile +1 214 957 1038
larry.mccorkle@am.jll.com
www.joneslanglasalle.com



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Amanda Hartwick

From: David Conger <congerdavid@gmail.com>
Sent: Thursday, July 07, 2016 10:28 AM
To: City Council
Subject: Park Plaza (In Favor)

Dear Council,

My name is David Conger and I live at 7433 Centenary Ave., Dallas, Tx 75225 and I am in Favor of the Park Plaza rezoning. This site is an eye sore and has been vacant for almost 10 years. This new project will offer the residents of University Park new shopping and restaurant destinations to enjoy and not to mention SMU would greatly appreciate this site being re-developed. Its embarrassing to see a property like this across the street from a major university has been in this condition.

Have a great day.

Thank you,

David J. Conger, RL
Conger Exploration, LLC
C: (214) 802-6333
E: congerdavid@gmail.com

Amanda Hartwick

From: Esquivel, James <James.Esquivel@am.jll.com>
Sent: Thursday, July 07, 2016 11:27 AM
To: City Council
Subject: Snider Plaza Project - In Favor

To The City of University Park/P&Z:

I am a current (and life-long) resident of University Park and am very much in favor of Strode Property Company's proposed office/retail redevelopment of the former Chase Bank site in Snider Plaza. In addition to increasing the property tax base for CUP, it would provide desperately need parking to the area and is certainly a higher and better use for the site.

Jim Strode's track record of success as a developer is as good as it gets. This is the ideal project for his firm and he will 'get it right'. It is time to look forward.

Thank you so much for your consideration and for your service to University Park.

Regards,

James Esquivel

James W. Esquivel
Office: 214 438 6152
Cell: 214 354 4088

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Amanda Hartwick

From: Lon Houseman <LonHouseman@wencpa.com>
Sent: Thursday, July 07, 2016 11:55 AM
To: City Council
Subject: hope you give Strode's project favorable consideration

Council and P&Z,

There's no doubt you guys are dealing with a tough one on this. Obviously Strode wants to make a profit, but after talking with him at length, I truly believe he wants to make this work for UP and the neighborhood as well. Hope you'll give his plan favorable consideration. Snider Plaza could benefit from the new energy.

Lon Houseman