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CITY OF UNIVERSITY PARK

PLANNING AND ZONING COMMISSION MEETING

JUNE 14, 2016

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            Transcription of Minutes from the City of University

Park Planning and Zoning Commission meeting held on June 14,

2016, transcribed from video recording by Sherry Patterson, CSR

in and for the State of Texas, as follows:

1   (Begin video recording.)

2   CHAIRMAN WEST: I have 5:00, and so we will go

3   ahead and start our meeting. And I'd like to welcome everyone

4   to the June 14, 2016, Planning and Zoning Commission meeting of

5   the City of University Park.

6   We have two items on our agenda tonight. And in

7   the -- in our agenda we were going to do Park Plaza first and

8   SMU second, but I'm going to change that. We're going to do

9   SMU first and then Park Plaza. And I want to thank, again,

10   everybody for being here.

11   Let me go ahead and introduce the members of the

12   Commission and the city staff that are present tonight. On my

13   far left is Jerry Jordan. Immediate left Blair Mercer. On the

14   far right is our city attorney Rob Dillard. Next to Rob is

15   Neil Harris. And to my right is Liz Farley. I'm Bob West,

16   Chairman.

17   And with that we will go ahead and hear our first --

18   first case. Excuse me. I forgot to introduce our city staff.

19   We have Jacob Spear our director of public works. Pat Baugh,

20   who is our community development director, and Jessica Steele

21   our planner. And so -- sorry that I forgot you-all there for a

22   second.

23   But anyway, we -- our first case that we will hear

24   tonight is PZ 16-005. And this is to conduct a public hearing

25   and consider a request by Stewart Markussen representing

1   Southern Methodist University for an amendment to the existing

2   plan development district development regulations to delete the

3   landscaping required along the alley.

4   And with that, Jessica, would you like to brief us

5   on that case, please.

6   MS. STEELE: Okay. So this is for planned

7   development District 23. It is the parking garage located at

8   3330 Daniel. In order to do a PD they had to do a landscape

9   plan, a detailed plan. And SMU would just like to, as Bob

10   said, delete that landscape part of it behind the building, in

11   between the building and the alley pavement.

12   This is just a picture of the subject site with a

13   200-foot buffer around it. Everything in yellow, those are the

14   parcels that were mailed notices. We did 45 notices. There

15   were six responses received for this item: Two were opposed,

16   three were in favor, and one was undecided. You do have hard

17   copies of all those responses.

18   And this is an aerial photo of the property. This

19   is a copy of the detailed site plan for the landscape part of

20   it. Let's see if I can show this. This area that is clouded

21   is the section we're going to be talking about in the back of

22   the property between the structure and the alley.

23   They called to have some type of vegetation,

24   probably just some ground cover, and they would like to get rid

25   of that and just pour concrete back there. The existing

1 parking garage was built in 2000, 2001, so it's been around for

2 about 15 years. There has been some settlement in the back of

3 that portion that we're talking about, and they would just like

4 to clean it up, fill it in and make it level with the alley

5 pavement.

6   Here are a few pictures of the property. This is

7 the alley in between Daniel and Rosedale where the issue is.

8 And here are just some pictures of some standing water, some

9 ruts that have been created. And here are some public safety

10 issues that SMU would like to fix. There's some pretty --

11 pretty big holes that have been created in the -- in the dirt.

12 And that's it.

13   CHAIRMAN WEST: Thank you, Jessica. Is there

14 someone from SMU that would like to speak to this proposal?

15   MR. MARKUSSEN: My name is Stewart Markussen, RL

16 Goodson Engineers. We made application on behalf of SMU, and

17 we're here to answer any questions, if there are any, of the

18 Council -- the Commission.

19   CHAIRMAN WEST: Okay. I think on a -- one

20 question was regarding the -- you know, the location of the

21 actual curb and -- and what is the distance between the -- the

22 garage and the alley right now?

23   MR. MARKUSSEN: Right now roughly there's about

24 five feet from the edge of the pavement and the alley, which is

25 actually the edge of the right-of-way. So we're looking at

1   paving from that about three feet, putting a curb in and about

2   two feet to the building.

3   CHAIRMAN WEST: So --

4   MR. MARKUSSEN: We'll have a curb to -- it will

5   widen the alley pavement by about three feet.

6   CHAIRMAN WEST: By three feet, okay.

7   MR. MARKUSSEN: Two and a half, three feet.

8   CHAIRMAN WEST: Okay.

9   MR. MARKUSSEN: Yeah.

10   CHAIRMAN WEST: Should help our trucks.

11   MR. MARKUSSEN: It should help the pot holes and

12   a lot of things.

13   CHAIRMAN WEST: Exactly. Does anyone have any

14   questions of Mr. Markussen?

15   Okay. Is there anyone here that would like to

16   speak in favor of this proposal? Anybody that would like to

17   speak in opposition to this proposal?

18   Okay. There's no one that wanted to speak in favor

19   or in opposition to the proposal, so I will close the public

20   hearing. And is there any questions or discussion, or is there

21   a motion?

22   MR. MERCER: I'd move to approve PZ -- case PZ

23   16-005.

24   CHAIRMAN WEST: Is there a second?

25   MR. JORDAN: Second.

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1   CHAIRMAN WEST: Okay. A motion has been made

2   and second to approve the request for the case number PZ

3   16-005. All in favor?

4   MS. FARLEY: Aye.

5   MR. HARRIS: Aye.

6   MR. MERCER: Aye.

7   MR. JORDAN: Aye.

8   CHAIRMAN WEST: Opposed?

9   Motion carries. All right. So thank you all, SMU

10 group.

11   Okay. The next item on our agenda is PZ 16-003.

12 And this is to conduct a public hearing and consider a request

13 by James E. Strode for a change of zoning from three different

14 adjoining districts into a single mixed use plan development

15 district, including consideration of an illustrative conceptual

16 site plan. The subject tract is approximately 1.58 acres

17 situated between Daniel and Haynie Avenues and west of

18 Hillcrest Avenue, and described as part of Lot 6 and all of Lot

19 7 through 12, Block 3 of the University Park Addition.

20   Patrick Baugh, will you please give us a briefing on

21 this request, please.

22   MR. BAUGH: Yes, sir. Mr. Chairman, thank you

23 very much. This case before you tonight involves the Park

24 Plaza area, which is former Chase Bank building at the corner

25 of Daniel and Hillcrest. I would like to take you back in time

 1   just a little bit to discuss a lot of the history of this

 2   building. I'm not going to talk about a lot of the history,

 3   but it's got a lot of history.

 4   In 2001 there was a proposal to develop a

 5   270,000-square foot building at this site, nine stories in

 6   height. 2006 there were four proposals that ranged in square

 7   footage of area -- building area 320,000, 312,000, 260,000,

 8   135,000 square feet in area, with a 72-foot height for the

 9   smallest building, 120-foot height for some of the other

10   buildings. And that did receive a favorable response from this

11   committee at that time. And that 72 height also happens to be

12   the height of the existing building out there today.

13   So in 2009, this is where kind of the history stops.

14   There was a proposal to build a 187,000-square foot structure

15   there, again at 120 feet in height, and that was summarily

16   disapproved. And I guess as we're talking about history, and

17   today is part of history, today there's a -- I think a

18   propensity to tear down buildings and build new buildings that

19   are much larger than what's existing today.

20   It's quite evident in every house that goes under

21   construction today where we're taking down 1800-square foot

22   houses and building 8000-square foot houses. And last year

23   7900 square feet was the average size of home built in

24   University Park.

25   So just with that overall, Jim Strode comes today

1   with this proposed zoning change, and this zoning change does

2   necessitate a public notice of all parties -- all properties

3   within 200 feet. And I'm showing you this little graphic here

4   and it shows the blue line and circles those 200 -- those areas

5   within 200 feet.

6   Again, here's the aerial photo shows a little bit

7   zoomed out version of that. It goes almost down to Dickens.

8   45 houses are within this buffer. We did send out those

9   notices. We've received within that buffer eight back, seven

10   of those in disapproval, one undecided. Outside of the buffer

11   area, the rest of the city we've received 14 comments -- 15

12   comments back, 14 of those disapproving, one that is in

13   approval of that -- or supports that.

14   The surrounding zoning on this -- there are three

15   tracts involved in this proposal. It's an office two zoning.

16   There's a parking district zoning, and then there is a one-half

17   of one lot of multifamily two zoning. That's -- that is

18   proposed to be combined into one planned development.

19   To the north of that is, as you know Snider Plaza.

20   And it's a PD. It's a planned development, PD1R. To the west

21   is multifamily district. To the south is single family three

22   and single family attached districts. And then also to the

23   east is general retail. And of course across Hillcrest is the

24   university campus district.

25   I would like to show you what the existing office,

1 parking and multifamily zoning requirements are; although,

2 they're not quite as relevant in this case as they might be

3 because of the size of this building. Let me go back one.

4   27,000-square foot is the currently -- current land

5 area in the -- in the office two zoning. 18,000 square feet in

6 the current MF two zoning, and the parking district is about

7 the same as office district. And I would like to say that the

8 proposed concept plan that's offered here today is a total

9 building area of 127,000 square feet, almost 128. And that

10 is -- that is less than all of the proposals prior to this that

11 I've just gone through the history with you on.

12   And of that they're proposing 86,000 square feet be

13 office, about 15,000 square feet be restaurant, and

14 27,000 square feet be retail. And as a business option plan,

15 if they don't lease out the restaurant retail, they are

16 proposing to lease it as all office area. The reason I said

17 that the current zoning is really not that relevant, the size

18 of this building, according to our ordinances, require that

19 this be a planned development.

20   It's over 40,000 square feet, will require more than

21 200 off street parking spaces, and so this planned development

22 is a requirement for any kind of development of this size. And

23 when you -- a planned development is put in place, the rest of

24 the zoning ordinance remains silent on the development

25 standards in that district.

1   The proposed concept plan is a seven-story office

2   building. 127,880 square feet in gross floor area. Maximum

3   height, 129 feet, which includes ten feet for the mechanical

4   equipment and penthouse. The penthouse is not someplace where

5   you live, it's someplace for mechanical equipment or the top of

6   the elevator bulkhead.

7   A maximum of 41,900 square feet for retail and

8   restaurant space combined. Building height west of the common

9   area, which you'll see in a minute on the plan, is -- did not

10 exceed 35 feet. And there are proposed four levels of subgrade

11 parking and three levels of above-grade or at-grade parking,

12 with a total of 710 parking spaces, which is about 100 more

13 than what it would be required for the office, restaurant and

14 retail land uses.

15   This land use statement is kind of wordy, but I just

16 wanted to include it in the presentation because that's part of

17 the whole public record, and it is basically the things that

18 we're talking about.

19   One of the important things in this development

20 proposal is the acquisition of the existing public right-of-way

21 in the form of this alley that is shown in this area right

22 here. And that price is yet to be negotiated, so the final

23 approval of this will come through Council, and that will be at

24 the end of this process before the detailed site plan and the

25 permits can be issued.

1   Here's kind of a little bit clearer picture of

2   what's going on there in the outdoor seating. Common area is

3   what I kind of brought up while ago. This area -- all this

4   building west of that is proposed to be not more than 35 feet

5   in height. This is the parking area down on this end,

6   basically to about this line here.

7   And then this is -- the center section is the retail

8   and restaurant area. And we heard earlier in the work session

9   that the retail area is proposed on the first floor, the

10   restaurant, fine dining areas on the upper floor with some

11   patio dining to be provided.

12   This is the office structure here. Currently

13   proposed is a glass wall building. Here's the overall building

14   section showing the four levels of underground parking, the

15   parking that is at or above-grade on the west end and of course

16   the office tower. There's a little bit clearer picture, and

17   you've got some better renderings there on paper. I think the

18   applicant that is here tonight will have something better to

19   show you I hope.

20   So with that, that's really my presentation in a

21   very brief format. We're asking you to conduct the public

22   hearing tonight. I think there are still a lot of questions

23   out there. We're still receiving comments. We've received

24   them up until just now. In fact, I've got one more to give

25   you.

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 1            And if you'll continue this hearing to another

 2  meeting, that would be great.  And then upon conclusion of that

 3  public meeting, public hearing we'll make a recommendation to

 4  Council.  Staff would be glad to answer any questions at this

 5  time.

 6            CHAIRMAN WEST:  Anybody have any questions of

 7  Pat?

 8            MR. DILLARD:  Pat, you said 35 feet a couple of

 9  times, but the application says 40 feet.

10            MR. BAUGH:  It's 40 feet.  Then I misstated

11  that.  The application will preside.

12            CHAIRMAN WEST:  Okay.  The -- I don't know how

13  many people want to speak.  But in order to get through all

14  this, the applicant will have hopefully 10 minutes, but he

15  could have up to 15 minutes to give us a briefing on the -- and

16  show his information.

17            And then we will have those that are in favor of

18  this project speak.  And for those that are in favor and

19  opposed, I'd like you to limit your comments to three minutes,

20  please.  And if -- you know, again, if -- we don't necessarily

21  need to hear the same thing over and over, but it's your

22  hearing, and you're welcome to do that.  But you know, just

23  again, in the -- trying to keep this at a reasonable time

24  limit, you know, we quickly get the gist of what currently the

25  community wants.
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1   So with that, would the -- Jim Strode, do you wish

2   to speak on this case? Thank you.

3   MR. STRODE: Thank you, Mr. Chairman, Board. I

4   appreciate you allowing me to speak. Again, my name is Jim

5   Strode. I represent SPC Hillcrest, which is the entity that

6   owns the partnership -- that is, the partnership that owns the

7   property here.

8   I'm going to start with a -- a lot of the

9   presentation that I'm about to show you I just saw, so I'm

10 going to start clicking through my Power Point and kind of

11 voice over these, which I think is the best way to do this.

12   I recognize a lot of people out here in the

13 audience. Some of the neighbors, we've had two what we call

14 town home meetings in the past week. We've heard a lot of

15 different ideas, a lot of different concerns, if you will, but

16 in my opinion they've all been pretty favorable. So I know

17 there's some people here that -- that want to speak, and

18 I'll -- and we obviously look forward to hearing them do that.

19   Let me get this -- I'm not real good at this. All

20 right. On this plan, this is a little redundant because

21 Patrick just showed you this. But this is the -- is the area

22 that we're proposing for the PD. It does include the existing

23 Chase Bank tract. It includes the parking lot. It includes

24 one-half of the -- of one of the duplex lots over there, which

25 is the -- which is the lot that adjoins the parking tract

 1   immediately to the west.

 2   Pretty basic stuff there. I'm going to go the right

 3   way -- okay. Now, we're -- this plan, although it's the

 4   conceptual landscape plan, I think it probably shows folks

 5   here -- it probably gives you the best idea of what -- from a

 6   site plan standpoint what we're trying to do.

 7   And specifically, it shows the plaza, which we've

 8   named it Park Plaza. And we think that that's a very important

 9   piece of this project. We think it's kind of -- although we're

10   not part of Snider Plaza, we're very, very close. We think

11   it's kind of a culmination which can become a meeting place and

12   just really create a place, another place for the citizens of

13   UP. Not only do we have the -- the plaza area, which is pretty

14   spacious, but if you'll notice some of the walks around all of

15   the project along Hillcrest and along Daniel are spacious.

16   Let's see, anything I can add to that -- one thing

17   that we have done really at the City's request is this -- from

18   a traffic standpoint, we have closed down -- which has been a

19   problem in the past on this intersection or this free right

20   turn on Daniel to Hillcrest, there are existing parallel parks.

21   That's caused issues in the past.

22   We're going to bring that curb line out to there,

23   bring that down to a true normal lane size so when the traffic

24   converges -- I think the problem has been when the traffic

25   converges onto Hillcrest going south it hasn't converged in a

1   proper direction. They end up out in the middle of the -- out

2   in the middle of the street, or they'll stop and not see

3   exactly where they are. So we've done that. Hope that's

4   helpful to the traffic flow.

5   Next deal I want to talk about is the parking. This

6   is pretty mundane stuff here. But it does show -- this first

7   diagram up here is the -- is the -- it's a diagram of the level

8   one of the below-grade park. All of this shaded area over here

9   are the ramps that will occur on the west end of the -- the far

10 west end of the structure. That's where all of the ramping --

11 you'll either -- you'll change grades there.

12   And why I want to point that out is the -- the rest

13 of these -- the rest of all four of these floors are level

14 except just for that ramping, and I think that's a benefit.

15 That seems to be a better way to do that, as opposed to having

16 -- like our above-grade is because of height requirement, we've

17 had to put all of it on like a five percent grade. These are

18 level parks, and I think that's a more comfortable solution for

19 all of our customers that will come in here.

20   The second diagram is simply a -- it's just three

21 through -- or two, three, four down there. The first one's a

22 little different. The rest of them will look like that.

23 Again, a parking diagram. This is -- why I wanted to show this

24 was this does show the above-grade parking. You -- when you

25 enter off Daniel you enter, take an immediate right here, and

1   then you're immediately going up a ramp with a slight grade on

2   it.

3   You'll end up at the end here. You'll flatten out,

4   go straight across and you'll be back on another ramp going up.

5   Each one of those ramps, I believe it's six feet from one end

6   to the other. Is that all the ramp is? I think it's -- I

7   believe it's six feet is all you're falling -- I mean, all

8   you're gaining on each ramp. So it's pretty slight in grade.

9   But that -- that's -- that is the design that we've come up

10   with. That gives us the maximum parks for the amount of land

11   we have to commit to that.

12   Okay. This was a diagram that was shown earlier.

13   It's really just kind of a cut sheet we call it or a cut of the

14   parking -- I mean, of the project. Mine was in color. I don't

15   think his was. You can see a little bit different. The -- of

16   course, the above levels is what we're proposing as office.

17   Although these two right here show retail, there's a good

18   chance that only part of this second level will be retail.

19   Retail generally is not a second level -- it doesn't

20   do well on the second level unless there's a mezzanine or

21   you're in a mall or something like that. So we're going to try

22   for some of this for retail. It may end up going all office.

23   And I think the reason that Patrick spelled out earlier -- and

24   it may not -- it wasn't that clear to me and I know what he's

25   talking about. Sorry patrick.

1   Under this PD we are showing these maximum -- the

2   true maximum ranges. I mean, the most restaurant we can do,

3   the most retail we can do; but not the most office. And the

4   reason that is like that is because the office is the least --

5   it takes the least amount of parks to park the office. In

6   other words, I can't do 128,000 feet of restaurant. I don't

7   have the parks.

8   I can't do 128,000 feet of retail. But I can do

9   128,000 feet of office. That is not -- that will -- I never

10   say never, but I don't believe that will ever happen. It's

11   just -- it -- I think he's trying to spell out, and so am I,

12   that when you do get into a PD like this with mixed uses,

13   you're up against some kind -- kind of a parking puzzle.

14   We will not know what the actual parking

15   requirements are for this project until we sign the last lease

16   and they've taken occupancy. So that's -- that was -- I wanted

17   to clear that up from earlier. Again, I just wanted to kind of

18   go over the mixed use capabilities of this second level. It

19   could take on an office look before it's over.

20   Kind of get into some pictures here or some -- I

21   guess they are pictures, or images, that really give you a good

22   idea of what we're proposing and not just kind of on a flat

23   surface there. These are prospectives. As you can see, it

24   kind of shows the entire northern -- this is a bird's-eye view,

25   if you will, of the entire project, kind of hovering over

1   Kuby's.

2   And it shows our entrance. It shows the parking --

3   above-grade parking. It shows how we've integrated, which I

4   think is important and which the staff thought was important to

5   show that this deck isn't just an island out here by itself.

6   It's actually part of the project. It does come over the top

7   of this ground floor retail.

8   This is an elevator shaft, elevator and stairwell.

9   So as you come out of this from whatever level you can --

10 obviously the first level you wouldn't, you'd come up these

11 stairs. But you can access the plaza from any -- any grade on

12 that -- on the parking deck.

13   Also shows pretty well I think -- this is where they

14 were talking earlier about the valet park right in front of the

15 plaza. Plaza is pretty self-explanatory. I think it's going

16 to be quite an asset to the Snider Plaza area. Not only do I

17 like the area of the plaza, but the -- not just that, but the

18 walks we've kept very wide out here so any kind of festivities

19 that might occur around our -- around holidays or whatever, I

20 think we've got plenty -- or a lot of room to accommodate some

21 people there.

22   Also shows I believe the -- how we've integrated not

23 only the parking but the retail up to the office and how all

24 three of those uses can work together. We have talked about an

25 above -- I mean, a second level restaurant. We -- we're going

1   to propose there's a restaurant here or here. We have not made

2   those deals. And sometimes second story restaurants are hard

3   to sell there, but that's our proposal.

4   We're going to try to -- in fact, we're working with

5   people. We hope to really get a couple of fine dining

6   restaurants. I mean, we're not -- we don't want to compete

7   with really anybody in Snider Plaza as far as Banditos or

8   whoever -- name them all. I mean, it's just -- that's a

9   different -- it's a different group of folks than -- than we

10   want to pursue as tenants. And quite honestly, I think there's

11   plenty of that there.

12   This is again a bird's-eye view of the -- from the

13   opposite side over Haynie. Really the reason we showed this is

14   we have -- although the main entrance and -- ingress/egress is

15   on Daniel, we do have an exit only shown for Haynie here. I

16   also wanted to show that -- show this because we've tried and

17   as was read into the minutes earlier, this is -- we kept this

18   as low as possible.

19   This is projected to be about 32, 33 feet is all.

20   Now, this part right here pops up to 40, and that's why we had

21   the 40 in there. We don't intend to do anything near 40 out

22   here. And these -- again, these screen -- these -- this -- all

23   of this area that is the parking deck will be screened, meaning

24   there will be a screened wire mesh of some kind over it.

25   You shouldn't be able to see the movement of the

1   cars, shouldn't be able to see the lights coming through. We

2   do have to have a certain percentage of the sides of a parking

3   deck open for free ventilation, and that's why we're doing

4   this. I also wanted to show this view because of the intention

5   on our part -- and not only intention, but the commitment on

6   our part to landscape this heavily here. We will put live oak

7   trees.

8   Reason I even spell out the type of tree is we want

9   to -- we want to be green all year, and with just a few week

10   exception, and try to really green this out so as to protect

11   the integrity of these folks over here along Haynie. Let's go

12   to the next one.

13   This is a view from the intersection of, let's see,

14   Daniel and Hillcrest looking west on Daniel. It -- reason I

15   wanted to show this is it shows really the office. Obviously

16   the above -- the above floors up here are the offices. But I

17   did want to point out the fact that we are going to do clear

18   glass down here.

19   And the reason I wanted to show that is we hope to

20   attract the tenants that will perhaps take a mezzanine in this

21   deal and really have some -- you know, the clear glass will

22   show the activity in there and show off their merchandise and

23   kind of liven up that whole corridor.

24   I don't want to step on anybody's toes, but over the

25   years there's been a lot of banks come in. Hillcrest, it's --

 1   it's a lot of banks, and we want to liven it up here. Of

 2   course, the first tenant I'll probably do is do a bank, but

 3   that's not our intent. We want to have some lively retail and

 4   really try to introduce as you're coming up from the south on

 5   Hillcrest know that you're into the Snider Plaza area with that

 6   display there.

 7   Next is just a closer view of the same north. This

 8   is more of a ground floor view, say if you're standing at

 9   the -- at the door of Kuby's, something like that, maybe a

10   little farther back. But I wanted to show this just to show

11   the scale of it. It looks a little different when we were up

12   looking from an above-grade view.

13   One more here, this is a really close-up of it. And

14   again, even though this is -- we're not -- we're in for a

15   conceptual site plan not detailed, these details are what we

16   want. I mean, that's -- I would love for it to look very much

17   like this.

18   And as one other thing I wanted to point out here

19   that I don't think has been pointed out yet is there's an

20   elevator. We have an elevator that goes from the plaza level

21   to the second level. It also goes down two floors, this

22   elevator right here. So we think just generally that the

23   public will use the above-grade parking first.

24   We will have a lot of assigned parking spots for the

25   below-grade, but we think level -- part of level one and part

1   of level two will also be for retail tenants. And so we think

2   just the easy access, all glass, keep it light, keep it

3   inviting. A lot of women -- we've had projects, they tend to

4   -- much rather would park above-grade than below. And we've --

5   even our stairwells, we will have lights going down -- center

6   lights going down in the stairwells and really trying to keep

7   it very inviting and safe feeling for them.

8   So with that, I've kind of rambled on here a little

9   on things I didn't want to, but I'm here to answer any

10 questions that you might have.

11   CHAIRMAN WEST: Anyone have any questions?

12   (Inaudible speaker off microphone.)

13   CHAIRMAN WEST: Mr. Strode -- I'm talking to the

14 Commission asking a question, please. Okay.

15   And anybody have any questions?

16   MS. FARLEY: What are the measurements on the

17 hard scape on the plaza part? I can't find a place where

18 there's actually --

19   MR. STRODE: We don't have the measurements on

20 there. Brandy, do you know exactly what those -- you mean the

21 actual area of the plaza?

22   MS. FARLEY: Just basically, yeah.

23   MR. STRODE: Let me go back here.

24   (Inaudible speaker off microphone.)

25   CHAIRMAN WEST: And that was 35 feet wide and

 1   45 -- 40 feet deep roughly?

 2   (Inaudible speaker off microphone.)

 3   CHAIRMAN WEST: 50, okay. Thank you. Anybody

 4   else have any --

 5   MR. JORDAN: What steps have you taken to

 6   protect the residential to the south and also to the -- to the

 7   west? You have screening there. You have trees.

 8   MR. STRODE: Yes, sir. We have -- we're -- at

 9   this parking deck we have -- although we've taken 30 feet of

10   this first lot, 20 feet of it is for the parking structure

11   itself. And then we've -- we have a 10-foot buffer that we

12   will impose on ourselves to green it out.

13   Quite honestly, just as -- whether it's -- I mean,

14   this landscape plan probably has some type of an evergreen tree

15   on there. I'm not for sure that I know exactly what that is.

16   But our intent is to get as tall and full trees as we can

17   around that end of it, so -- and to the west -- that's to the

18   west.

19   To the south, which is what I mentioned a few

20   minutes ago on the other deal, was that we will -- you know,

21   this is all -- these are -- all of this that I'm pointing to

22   here is planting. I can't think of another area that I can,

23   you know, use as a go-by to -- to really -- other than just to

24   say we're going to plant great trees and whatever underbrush we

25   need to get the people satisfied there.

1   I mean, it is by design the -- not really the back

2   of the building, but it kind of is. I mean, we know that

3   that's -- they don't want a -- they don't want any

4   commercial -- you know, the commercial street is facing north,

5   and we've done that. And we've -- we're using the same uses on

6   the back of this building that we will on the front as far as

7   the stone.

8   I mean, there's no concrete block or anything like

9   that. It'll look like the front as far as the deck is

10 concerned. And then up here on the -- on this area where the

11 office building goes, those are all very nice uses. So -- but

12 I think people over there would still rather see a nice string

13 of oak trees than that.

14   MR. MERCER: Jim, you said you had a couple of

15 town home meetings. Did you use the City's notification list,

16 or did you expand that? Could you kind of enlighten us as to

17 who was invited?

18   MR. STRODE: We did -- we found the notification

19 list, and what we found was that out of the 40-something there,

20 about half of them were trustees somewhere. So we -- we tried

21 to expand that. One of the -- one of the neighborhood folks

22 called me actually the day of the first one, and I'd not even

23 heard of this group. I mean, I knew there was a group out

24 there.

25   A lot of you I've met with. We've -- we're

1   certainly not hiding. We've tried to find anybody that wants

2   to listen to us to get this -- get this out there. We did find

3   out that that -- the neighborhood group does exist, and that

4   particular individual put it on their -- on their site, on

5   their website. And then I would say the majority of the

6   people that showed up are from that group or from around that

7   area, so --

8   MR. MERCER: Is that a Haynie neighborhood group

9   or --

10   MR. STRODE: I never -- I heard of the Haynie

11 one -- something -- I don't know if that's it or not. But this

12 is the -- they're generally down -- they're generally to the

13 west, so --

14   MR. MERCER: Okay.

15   MS. FARLEY: It looks to me on that concept plan

16 that the live oaks on Haynie are just two-and-a-half-inch

17 caliper, which is -- I just would like the Commission to be

18 aware, that's -- that's a very small caliper.

19   MR. STRODE: It is. We intend to put bigger

20 trees in there than that. If we need to change that now, we

21 will.

22   MS. FARLEY: All right. Thank you.

23   CHAIRMAN WEST: That's along Haynie you said?

24   MS. FARLEY: Yes.

25   CHAIRMAN WEST: Okay. Any other questions of --

 1   of Jim at this time? Okay. Jim, thank you very much.

 2   I will now open the public hearing to those that

 3   would like to speak in favor of this project. If you would

 4   come up -- for both sides, come up, identify yourself, give us

 5   your address, we would appreciate that. And again, try to

 6   limit your comments to three minutes.

 7   So those that would like to speak in favor.

 8   MR. FULLINGTON: My name is Roger Fullington,

 9   7702 Caruth Boulevard. I'm a partnership owner in a number of

10   buildings in Snider Plaza. I'm also the coexecutor of the

11   Estate of Rufus Porter, the estate owning also a great number

12   of buildings in the plaza, including three-quarters of the 6600

13   block, east side of Snider Plaza, which is closest to the

14   Strode property. And it's the block that's the most sensitive

15   to whatever development goes on that property.

16   I want -- wish to speak in favor of the Strode

17   development as he has presented it for three major reasons:

18   The first is the most important, and that is the parking that

19   he has presented. The top two -- top two decks of the garage

20   will be a short-term parking area which will be very good for

21   the customers of the businesses in that 6600 block from all the

22   restaurants to all the retail businesses.

23   In that block are three restaurants, Kuby's, Peggy

24   Sue's and Cisco. At the end of the block is Rosedale. And if

25   you'll turn and go half a block to the east you have Bubba's.

1 Those four restaurants have approximately 50 to 70 employees.

2 Any central parking area that would ease their parking problems

3 would be a great benefit to all of Snider Plaza.

4   Now, the Strode plan -- and I've spoken to

5 Mr. Strode about this, he is setting aside the fifth level of

6 the garage for long-term parking on a rental basis. This would

7 be available to all of those employees of the restaurants as

8 well as the other retail buildings in that block.

9   Most of the owners of the restaurants I have spoken

10 to have in the past asserted if this is available to them,

11 which it will be, according to the developer, they'll be

12 willing to underwrite either the total cost -- reasonable cost

13 or part of it for their employees.

14   This would be a great benefit to everyone, the City,

15 the customers in that block, the owners of the properties and

16 the employees. To my way of thinking, this is of great major

17 importance in the plan that Mr. Strode is presenting.

18   The second reason I'm for it is on a more esoteric

19 basis I guess. It's the architecture. This has been a

20 medieval decaying block for at least 12 to 15 years. Everyone

21 talks about it all the time, whether you're invested in Snider

22 Plaza or not. People -- you hear it every week, why doesn't

23 somebody do something with those buildings.

24   Well, he plans to. And you've seen his plans. I

25 for one, our interests think they're good looking. And we

1 think it's going to be a boon to the city, a boon to the plaza

2 to see a beautiful development like this.

3   The third reason I'm for this is the reputation of

4 Jim Strode. I have talked to as many people as I can that I

5 know have interests in real estate and who know something about

6 real estate development. Jim Strode has an excellent A-1

7 reputation as a developer here in Dallas and in other areas.

8 And he has that reputation because he's done first-class work.

9   And I think we're very fortunate to have a developer

10 step in and buy this property, which inevitably will be

11 developed. There's no question about that, it has to be at

12 some point. And I think when he finishes it'll be a great boon

13 to the City of University Park from not only a taxation

14 standpoint but a purely aesthetic standpoint as well.

15   Our interests are for this development. We know

16 it'll be tweaked. We know that it's -- no development is

17 perfect, and there'll be all types of give and take and

18 compromise before it's final -- the decision is finally made.

19 But we are for this project as he has presented it.

20   CHAIRMAN WEST: Thank you, Roger.

21   MR. FULLINGTON: Yes, thank you.

22   CHAIRMAN WEST: Okay. Yes, sir.

23   MR. THETFORD: Good evening. My name is Robert

24 Thetford. I live at 3437 Rankin with my wife and our young

25 child. We live in between Dickens and Snider Plaza. We

 1 regularly deal with the issues, the benefits and the detriments

 2 of living in that area. I'm in favor of this for three

 3 reasons, similar to what were just said.

 4   We have employees of those businesses parking in

 5 front of our home on a daily basis. I think the additional

 6 parking would help relieve that. That would be appreciated.

 7 Second, I went to law school at SMU several years ago. It

 8 was -- this was a blighted building then, and it still is. It

 9 needs to be -- it needs to be renovated. It needs to be

10 changed, and this would accomplish that.

11   And then lastly, I think what -- we would use the --

12 when we go to a nice dinner we often go to R&D Kitchen or

13 somewhere else in Dallas; although, we often eat dinner in

14 Snider Plaza, there aren't fine dining -- there aren't the kind

15 of fine dining options that are discussed. And I think that

16 would be something that we would use. It's an amenity that I

17 find attractive. But anyway, I'm in favor. Thank you.

18   CHAIRMAN WEST: Thank you very much. Anyone

19 else like to speak in favor?

20   MR. WASTRUM [phonetic]: Good afternoon. My

21 name is Jerry Wastrum. And I am the owner of Ralph Porter

22 Company at 6704 Snider Plaza. That bald man that was up here

23 just talking is my boss. And I just -- I'll keep this brief,

24 but I just want to tell the Commission please, we've gone

25 through this thing for 16 years now. We don't need to go

1   through it another 16 years.

2   I think everybody is of a little bit different

3   mindset. And what I hope and pray that you guys up there

4   sitting in those chairs and that the City and the powers that

5   be at the City recognize, this is our last chance. This is it

6   for Snider Plaza. There are no other places to go. There's no

7   other places to park. This is it. This is our chance to get

8   parking.

9   And I would hope that maybe -- and I'm not trying to

10   reinvent the wheel here, but I would hope that -- you know,

11   when -- when Jim's over here and he's digging that hole, you

12   know, the City needs to take notice of that, and when he's

13   digging that hole, that that hole could be more places for

14   Snider Plaza patrons to park. We as property managers and

15   owners of the buildings there could force our tenants to park

16   there and reserve the surface parking for potential customers.

17   But this is it. This is our last chance. We've got

18   a -- we've got a -- we've got something really good here that

19   we can all create and be a part of and be a positive part of

20   this neighborhood for the next 100 years. This our Snider

21   Plaza. This is your downtown. Let's keep it that way and

22   let's make it greater. Thank you.

23   CHAIRMAN WEST: Thank you. Anyone else like to

24   speak in favor?

25   MR. TEETER: Good afternoon. My name is Bob

1   Teeter. I live at 3309 Colgate here in the city. And we have

2   ownership interest in five commercial buildings in Snider

3   Plaza. They're all north of the fountain, so it's a little bit

4   distant from this project, but it's for the good of the plaza,

5   and we support it.

6   And as Roger said, we know it's going to be tweaked.

7   There are issues that we know the Commission will address.

8   Parking is one of the great advantages of this project, and I

9   think it's an opportunity that the Commission and the Council

10   cannot look away from. I think they need to embrace it,

11   acknowledging, as Roger said, those tweaks, you know, will be

12   made.

13   I know there are traffic issues. There are some

14   flows. There are some concerns about trucks and other things,

15   but I'm confident that the Commission and the Council will work

16   through those. And if the Commission and the Council are

17   satisfied, we certainly are. Thank you.

18   CHAIRMAN WEST: Thank you, Bob. Anyone else

19   like to speak in favor of this project?

20   Okay, all right. So now we -- those that would like

21   to speak in opposition, if you would like to come forward and

22   identify yourself and give us your address. And -- and again,

23   as close as possible, try to keep your comments to three

24   minutes or thereabouts.

25   So yes, ma'am.

1   MS. PHILLIPS: Sloan Phillips, 3429 Haynie. So

2   I am in the 200 foot barrier. Y'all know my husband. He was

3   involved in the last 16 years of this project. Personally I

4   think we're definitely on a good start and thrilled that we're

5   headed in a good direction. My issues are with the setback.

6   Is the setback -- what's the setback limit on Haynie for the

7   building? Because that seems a little tight. I think for a

8   building it's supposed to be, what, 25 feet? And that doesn't

9   look like 25 feet to me.

10   My second issue is, is that my kids ride their bikes

11 constantly to Snider Plaza. And I would like a breezeway like

12 the alley that's used currently. I mean, I can tell you

13 there's probably 40 kids riding their bikes through there every

14 single day on top of the traffic that goes in and out there,

15 just because it's -- you can't turn left on Hillcrest at

16 Haynie.

17   And my third oppose to this is the parking garage

18 that's going now into the white duplex or whatever is that as a

19 resident it 's great that it's helping all of these -- these

20 stores in Snider Plaza. But as a resident, I don't think y'all

21 want to be looking at a three-story aboveground parking garage.

22 And I don't want to look at it.

23   And I don't -- I mean, this was an issue in the past

24 was doing aboveground parking. I don't understand why this

25 would get approved over what the past issues were. I just -- I

1   don't care what it is, it's the backside of a building. You

2   can put every tree in the world, but it's still the backside of

3   a building. I'm fine with maybe one story, but not okay

4   with -- with three stories.

5   And I would like the aesthetic of the building -- I

6   think -- I didn't buy a house in downtown, and I didn't buy a

7   house in uptown. And I feel like the aesthetics, although it's

8   very contemporary and I like it, don't fit with the

9   neighborhood. It looks out of place.

10   And I would like to see something that fits better

11 with SMU, with the Snider Plaza, with -- you know, when they --

12 I don't know -- for those of you who are from Park Cities you

13 remember when they took the bank building that was in Highland

14 Park Village and they turned it into retail, they stuck with

15 the aesthetic of Highland Park Village; and it looks great. If

16 you never -- if you never knew there was a bank building there,

17 you never knew it was a problem.

18   So those are my opinions. Overall I'm fine with

19 height. I don't have any problem with height. You know,

20 obviously I want you to be able to make money, you know,

21 between your retail and renting it out for office space.

22 Height, not a problem. I just don't want it to go into the

23 parking -- and obviously into residences. So that's it.

24   CHAIRMAN WEST: Thank you. Anyone else like to

25 speak? Yes, ma'am.

1   MS. NEAL: Marilu Neal, and I live at 3421

2   Haynie. And I'm opposed to this project for several reasons.

3   One, the exit from that underground parking will be right in

4   front of my house.

5   And we have a whole residential section on that

6   south side of Haynie, and as the lady before me mentioned,

7   there are children that play here. When I bought my house back

8   in 1973 it was residential. The bank was there, but there had

9   been the agreement with Cam Dowell that there would be no

10   commercial development beyond the alley.

11   And that did not -- because it was not put in

12   writing, those were in the days when a man's word was his bond

13   and what you said stood, and then that was done away with. And

14   in terms of the 16 years -- actually it's been longer than that

15   that our neighborhood has fought and fought hard to preserve

16   the integrity of the neighborhood.

17   University Park is a place where people move because

18   of the family environment, not to shop or to eat. That's just

19   not why people move here. And also, I did not see an alley, so

20   where is going to be the alley? Is it done away with? And if

21   so, is Strode going to compensate the City for that land that

22   he's using? And where will the trash pickup be?

23   It just does -- it's just bad. It may be good for

24   commercial. It's bad for residential. And I hope that you

25   will see your responsibility to protect the residents of this

1   town, not the commercial endeavors. Thank you very much.

2   And incidentally, I have my -- I don't know whether

3   Jessica Steele received it or not, so what should I do with --

4   CHAIRMAN WEST: Give it to Jessica, if you

5   would, please. Thank you very much.

6   MR. JACKSON: Members of the Commission, my name

7   is Wynn [phonetic] Jackson. I office at 6727 Hillcrest, and I

8   live with my wife and three kids at 3425 Hanover in University

9   Park. Thank you for your time and your dedication to our city

10   and the work that you do. I appreciated the presentation.

11   If I can say I'm partially in favor of this project

12   it's because of the parking it will add to Snider Plaza. But I

13   would second Ms. Phillips' notion that the aesthetic is not

14   pleasing. And anything that they can do to come up with a plan

15   B, I'd like to see it, because like she said, it's not

16   downtown. And I don't think it's fitting.

17   I appreciate hearing the words of the owners in

18   Snider Plaza. I think they have a very good, you know, idea of

19   the history and the problems that are inherent with owning and

20   working in Snider Plaza. And I know all the building owners

21   are excited about the prospect of new parking.

22   I would -- I would also like to second Ms. Phillips'

23   notion that there doesn't -- you know, I work in Snider Plaza

24   every day. I enjoy being able to walk through the alley, even

25   though it isn't very scenic, without having to traverse along

1   Hillcrest to make my way to any retail areas down Hillcrest.

2   There seems to be missing from this project some sort of

3   continuation of a pedestrian feel that is presently there but

4   will be cancelled out by the closing off of the alley.

5   And like I say, it's an eyesore, but at least I can

6   walk through it. At least people can drive through it, for the

7   most part, being careful, and at least kids can ride their

8   bikes through it. But as this project now stands, there's

9   nothing like that being presented to replace it or substitute

10 it. Thank you for your time.

11   CHAIRMAN WEST: Thank you.

12   MR. TUBB: My name is Rick Tubb. I live at 3407

13 Haynie, which is directly across from the -- it's the first

14 residential structure on Haynie next to the Compass Bank

15 building.

16   Couple of points I wanted to make, the first being

17 sort of a housekeeping matter that I didn't hear when staff was

18 speaking. I believe the last action by any City body on this

19 property was in 2011 and the Council denied 135,000 square

20 feet. If I heard correct -- maybe I didn't hear correctly, but

21 I thought they stopped at 2009 when -- okay. So the last time

22 around was to vote down 135,000 square feet.

23   I do appreciate all the work that Mr. Strode has put

24 into this, and I, like I think most of the neighbors agree, the

25 property does need to be developed. It is an eyesore, and

 1 nobody knows that better than me because I'm directly across

 2 from it.

 3   There are a couple of key concerns that I have, and

 4 the first is scale. Others have mentioned that. I think we've

 5 got -- and there's several points to it. The first to me is

 6 I'm not sure exactly how high Dallas Hall is, and I'm not

 7 exactly how sure -- sure how high the law library is; but I

 8 think both of them -- neither of them are anywhere close to

 9 130 feet.

10   The existing structure I think is 65, 68, I'm not

11 sure about that. And when you project a near doubling of the

12 scale of the existing structure, that's -- that's pretty

13 imposing to those of us who are right there under it.

14   There was an elevation shown previously, and if I

15 was a little more technical I would try to bring it back up,

16 but a view from Haynie looking more or less northeast that

17 looked -- that made that building look particularly large to me

18 when you see a 30-foot parapet for parking plus 40 for the

19 elevation -- for the square he's got elevated and then all the

20 way up. It's pretty big from where we sit. And that -- maybe

21 that elevation can be pulled back up.

22   The other point is -- is -- and I was also going to

23 point out, the comparable building or a building that comes to

24 mind that may be worth compare -- for comparison purposes is

25 the library -- the building that houses the library in Preston

 1   Center. I don't think that's much higher than 75 or 80 feet.

 2   I could be wrong. Staff could probably speak to that.

 3   But again, for a question of scale I think that

 4   might be worth referring to. And that building of course is

 5   stepped back more into a commercial presence than this one,

 6   which at least for those of us on Haynie would be right on top

 7   of us.

 8   Finally, the issue of traffic is one that several of

 9   us have talked about. And those -- certainly Chairman West

10   remembers there have been a number of conversations about this

11   over the last 15 years or so. The presence of an exit on

12   Haynie is a matter of concern to me and I think to other

13   members of the neighborhood group.

14   I don't know the traffic logistics of what it would

15   take to put everything in and out of Daniel, and that might

16   create backups that would be a serious issue. But I do know

17   that if there's an exit on Haynie there's going to be a

18   significant increase in Haynie traffic from what there is now.

19   And speaking to Mr. Strode yesterday evening, he

20   said that their study was estimating 100 cars a day. That

21   seems conservative to me, but if that's what the engineers are

22   thinking, then perhaps so. There was some discussion about

23   whether it would be possible to force that traffic onto

24   Hillcrest by forcing left-hand turns.

25   I suppose that could happen, but it also occurs to

1 me that if you -- that'll take it past my house heading to

2 Hillcrest, but it would also be possible for someone to come

3 out to the left and whip through a circular driveway we have

4 there and head back down Haynie. So I think that's certainly

5 something that deserves some consideration and some thought.

6   But I will again say it needs to be developed. It

7 is an opportunity, and I just hope that the right focus is

8 given to it.

9   CHAIRMAN WEST: Thank you, Rick. Anyone else

10 like to speak? Yes, ma'am.

11   MS. MILLER: My name is Nancy Miller, and I live

12 at 3701 Princeton. Sorry. But I like the plan. I think it's

13 too shiny. I do think it's too tall. And my objections to it

14 are that I drive on Hillcrest quite often, and that corner is

15 always really busy, and there's always people pulling out and

16 pushing in; and it's kind of scary for me. And when I'm

17 driving with my son I'm really scared.

18   And the other thing I'm worried about is the little

19 cafe walkway they have, I feel like that's going to be very

20 dangerous crossing from that over to Snider Plaza. And I think

21 the kids are going to be doing that a whole lot, trying to

22 cross over Daniel -- I don't know the name of the street.

23   And also my son works in Snider Plaza, and I can

24 tell you he's not going to pay a penny to work -- to park into

25 the parking place. He's going to park in front of somebody's

1   house. So I don't think that's valid unless -- I think you

2   should maybe ask the developers to guarantee that Snider Plaza

3   park -- shoppers will be able to park there without having

4   signs that say this is dedicated to a certain shop somewhere.

5   And I also think they should have a whole bottom floor that

6   they have to give to the city for employee parking. Thank you.

7   CHAIRMAN WEST: Okay. Thank you very much.

8   MR. JOHNSON: Hi. My name is Wayne Johnson. I

9   live at 3601 Haynie. I appreciate all the time you-all put

10 into planning and zoning, and I appreciate actually the

11 developer coming with this plan and actually being here to

12 present after, you know, the past experience.

13   I'm here to oppose. I think we're definitely on the

14 right track. We have an opportunity to solve parking issues,

15 to create a first-class facility, first-class mixed use

16 development. I think we're on the right track. I'm in

17 opposition only and really because of the traffic that it will

18 be generating.

19   That's the broken record that I think you're

20 hearing. But in my case, you know, we already have a

21 tremendous amount of traffic up and down Haynie. My wife and I

22 were -- you know, the 8:00 rush hour for school pickups, we

23 stood in our front yard kind of laughing the other day or

24 whenever. It's just already packed.

25   And the exit only is a nice idea. Maybe it can be

1   forced, but I still believe if it's truly 100 cars a day, I'd

2   be amazed for that to be actually a true number. So I would

3   need to be convinced that there would be no significant traffic

4   impact on our property on Haynie.

5   The height bothers me. If it's 72 square -- or

6   72 feet currently, this is nearly doubling that height. It

7   would be an imposing structure. Three stories -- I'm not sure

8   whatever happened with our University Park lawsuit objecting to

9   multistory parking adjacent to retail -- I mean, adjacent to

10   residential. That -- I forgot whatever the result was, but I

11   thought that that was a result of a legal battle.

12   If multilevel parking is put there, on top of that

13   parking will be the pole lights. So our neighborhood will have

14   to look down on -- you know, have to look up at lights looking

15   down on them. So from a Haynie perspective we get to see the

16   access in and out. The dumpster would be the first ingress

17   point, and so that's the loading dock and dumpster area. And

18   so we -- you know, that truly is the back of the building.

19   The landscape buffer in my mind needs to be

20   permanent significant caliper. If you're starting with two and

21   a half, that will be 20 years before -- it needs to start big

22   and be permanent, perpetual evergreen always blanketing that

23   wall.

24   So if the maximum allowable square feet is 100,000

25   or -- I'm not sure what the code calls for, that's what I would

1   say. I would support something that is allowable but not make

2   a -- any kind of special agreement to expand what is legally

3   allowable just because of the traffic.

4   CHAIRMAN WEST: Thank you very much, Wayne.

5   Anyone else like to speak in opposition at this

6   time?

7   MR. MINICK [phonetic]: Good evening. My name

8   is Bill Minick. I'm a resident of 3547 Haynie. I'm excited

9   about this development and haven't been excited about anything

10   in the last 15 years on this property. So I applaud Mr. Strode

11   and his effort. It seems like for the first time in 15 years

12   we're beginning a negotiation as opposed to just it's my way or

13   the highway, and that's very much appreciated.

14   And I appreciate the City's stalwart efforts to

15   protect the neighborhood historically. To me it's all about

16   the traffic. And maybe there's a way to determine the smallest

17   square footage based on the highest potential rental rate and

18   just squeeze it down as much as you can.

19   I know that there's baggage and purchase prices that

20   have happened and we've got to live with that I guess. But

21   just make it as small as you can. Grateful for no entrance on

22   Haynie. Ideally there'd be no exit either on Haynie. But at a

23   minimum I'd ask that you require the exit to go to the left

24   onto Hillcrest and not into the neighborhood.

25   Agree with -- echo Wayne's comment about the need

1   for a validated traffic study, the more heavily landscaped

2   parking garage. The cost for parking obviously needs to be

3   reasonable. There should be some agreement on what that's

4   going to be if we're going to expect the employees to bear that

5   expense who work for the tenants.

6   And lastly, it would be a great bonus if Mr. Strode

7   and his group would deal with the other dilapidated properties

8   on the west side of this proposed development. Thank you.

9   CHAIRMAN WEST: Thank you very much. Anyone

10 else want to speak at this time? Yes, sir.

11   MR. PURETTE [phonetic]: I'm Paul Purette. I

12 live at 3528 University. Mr. Chairman, thank you for accepting

13 us. Mr. Strode, I think that your ideas of development are

14 very pleasing. The idea, the concept of development is very

15 good. I -- some of the things -- I don't want to try to go

16 back through what some of the people have brought up.

17   I think I see a museum tower coming to the

18 neighborhood, so the aesthetics of what it looks like, I

19 just -- that's my question. That -- we've talked some about

20 the traffic. I've got kids that walk to school. Having more

21 traffic is concerning.

22   But I love the concept of development. I think that

23 that's part of who we are as being in Texas, we have to do our

24 development. We have to bring the commerce. We have to

25 support our neighborhood businesses. That's who we are, and

1   that's what we do. So I'm supportive of the concept.

2   I just think that the planning Commission can

3   consider what the aesthetics are, the height of the building.

4   The thought of seven stories that looks like museum tower being

5   in our neighborhood seems a little out of place. Thank you.

6   CHAIRMAN WEST: Thank you very much. Anyone

7   else like to speak at this time?

8   MS. BROAD: Hello. I'm Julie Broad, and I live

9   at 3651 McFarlin. I also own JD's Chippery right across from

10   where the building will be. And for 33 years I've watched the

11   traffic out my windows.

12   And it backs up in the morning when everybody goes

13   to school. It backs up at lunchtime when everybody goes into

14   Snider Plaza. It backs up every afternoon at carpool time.

15   And it backs up every evening on Daniel when everybody tries to

16   go home or wherever they may be going. And I just don't see

17   how you're going to fit anymore cars on Daniel.

18   I live at 3651 McFarlin, and so now I'm part of the

19   parking district even though I live almost all the way down

20   here like where you are right now. And things have to change

21   sometimes. Haynie already had an exit on it anyway from the

22   bank, and it already had drive-through people coming out of it.

23   And when you buy a house on Haynie, guess what,

24   you're going to have commercial traffic coming onto it. So

25   sometimes we have to change a little bit and have a little bit

1   more traffic on our streets. I live on McFarlin. Right now I

2   have no traffic on my street because it's closed off right

3   here. But when University was closed, guess what, I had tons

4   of traffic on my street. So things change. And I think that

5   what you have to consider is we cannot put anymore traffic on

6   Daniel.

7   You will not -- you will have a permanent backup.

8   Nobody can turn left into that parking garage across from

9   Kuby's. I think you should try to put people going into the

10   garage on Haynie, maybe the tenants coming in and out on there.

11   And they'll be gone by nighttime, so they won't bother any of

12   the residences. Something like that.

13   So I'm very happy with the way this is looking. I

14   would like to see it developed. It's an ugly eyesore that I've

15   looked at for years and years and years. And so I know you-all

16   do a wonderful job and you protect all of us residents, but I

17   would like you to see that you have to protect the merchants as

18   well. And I come from both perspectives. So thank you very

19   much.

20   CHAIRMAN WEST: Thank you. Anyone else like to

21   speak at this time?

22   UNIDENTIFIED SPEAKER: Did I hear you say there

23   will be a second hearing before you vote?

24   CHAIRMAN WEST: Well, we haven't done anything

25   yet, but there could be. We'll know that before we leave here.

1   Okay. I'm not going to close the public hearing,

2   but if there are any questions that the Commission has or -- of

3   Mr. Strode or any of the people that spoke concerning --

4   MS. FARLEY: Mr. Strode, can you just explain

5   the agreement with the parking, just so we hear it from you?

6   I've heard it from the --

7   MR. STRODE: I don't have an agreement with

8   anyone at this point. We've made suggestions. We've made --

9   you know, we've got some ideas. The reality is that we don't

10   know exactly how many parks we'll have past our requirement,

11   but it's in excess of 100. And we've said that we will divvy

12   those up.

13   You know, I have worked -- and I don't know if this

14   is out of place. But prior to this plan we worked on city

15   participation in that parking, and we just couldn't quite get

16   to an agreement. But it essentially had the same number of

17   parks involved. And you know, we're willing to just build it

18   ourself now and come up -- I've heard people talk about wanting

19   parks free for the merchants and everything.

20   That isn't going to be possible. I don't know what

21   it'll cost yet. These -- it's estimated that each one of these

22   underground parks are anywhere from 27 to $30,000 per. So you

23   can do the math at 100 parks. You're spending a lot of dough,

24   and that -- you just can't give that away, so --

25   We are going to work with them. We know that that's

1 part of the deal. We want to be part of the solution. All

2 these people -- I mean, they've been very kind, even in

3 opposition. I appreciate that. I'm a resident of the Park

4 Cities for over 35 years myself. So I mean, I'm -- it's my

5 Snider Plaza, too. I'm not an outsider. So I want to be part

6 of the solution.

7   CHAIRMAN WEST: Thank you, Jim. Any other

8 questions of Jim or any of the people?

9   MR. JORDAN: I do, yes.

10   CHAIRMAN WEST: Jim, stay.

11   MR. JORDAN: Oh, no, excuse me. Not Mr. Strode.

12   CHAIRMAN WEST: Oh, okay.

13   MR. JORDAN: I have a question of the traffic

14 engineer. You've prepared a very detailed traffic plan and

15 analysis, and that -- I had only a very brief chance to look at

16 it. Would you summarize the impact of the traffic upon the

17 community, upon the neighborhood? And I think you have a

18 statement there in your thing to the fact that it's minimal.

19 Would you explain that, why, and your justification for that

20 statement?

21   MR. WHITAKER: Well, there's --

22   CHAIRMAN WEST: Would you go ahead and identify

23 yourself.

24   MR. WHITAKER: My name is Jeff Whitaker of

25 Kimley-Horn & Associates. And I worked on the traffic study

 1   for the Park Plaza. To answer your question, we looked at the

 2   holistic traffic study, and one of the objectives the City

 3   asked us to look at was what the impact to the west

 4   neighborhood would be.

 5   And when we looked at that we looked at the

 6   distribution based on existing traffic counts on what traffic

 7   was doing out there today. And one of the reasons is office

 8   development's a destination. Many people that work in an

 9   office development travel to it, and they would more likely use

10   Hillcrest to access it.

11   So most of the time when you come to a destination

12   you're not coming through a neighborhood. The people that

13   would be traveling through the neighborhood to the west is

14   predominantly people coming from the neighborhood to the west.

15   And that was what -- the traffic study itself says that the

16   traffic will be minimal through the neighborhood, in a short

17   summary. Does that clarify your question or --

18   MR. JORDAN: You have a statement to the effect

19   that you anticipate that the bulk of the traffic -- increased

20   traffic will come from the west?

21   MR. WHITAKER: No, no, no, no.

22   MR. JORDAN: From the east?

23   MR. WHITAKER: The bulk of the traffic accessing

24   this development to the office complex will be coming from

25   Hillcrest. So it would be coming in on Hillcrest, turn right

1   onto Daniel and come into the parking garage. The traffic

2   coming from the west through the neighborhood will be minimal.

3   MR. JORDAN: Okay.

4   MR. WHITAKER: That's what the study says.

5   MR. MERCER: And the idea that the office being

6   destination, that the traffic will be only at certain periods

7   of time during -- during the day, coming to the office at 9:00

8   and leaving at 5:00.

9   MR. WHITAKER: Correct. Typical office employee

10 makes about four trips, you know, one in the morning and then

11 typically leaves maybe to go to lunch and comes back and then

12 leaves in the p.m. So the positive thing about being near

13 Snider Plaza, a lot of those lunch trips potentially could be

14 contained without getting out in the vehicle. So hopefully the

15 office and the restaurants kind of work together to not make

16 people have to leave for lunch.

17   CHAIRMAN WEST: Any other questions?

18   Thank you very much. Any other questions or

19 comments?

20   MR. MERCER: Mr. Chairman, I think that there's

21 enough questions that have been presented here today that I'd

22 like to continue the hearing. Staff has got some questions

23 regarding the left turn lanes and how it affects access to

24 Snider Plaza.

25   So I'd like to continue the hearing so we can

1   address some of these issues that have been brought up in

2   opposition and what we have discussed with staff.

3   CHAIRMAN WEST: Okay. A motion has been made to

4   continue this hearing to next month. That would be July 12th.

5   And is there a second?

6   MS. FARLEY: I'll second.

7   CHAIRMAN WEST: Okay. A motion has been made in

8   second to continue the hearing. And the public hearing is

9   actually still open, so we will again in July -- glad to hear

10   from the public.

11   Couple of things that were mentioned that I'd like

12   to go ahead -- we haven't voted on this yet, but -- is that

13   once again, as Pat Baugh said, you know, this is in a PD. And

14   so the last request on this property for structured parking was

15   under the current zoning, which the current zoning does not

16   permit structured parking. But in the PD it's -- you know,

17   there are no rules except what we finally agree on. So that's

18   one reason why this is different than that.

19   And -- so anyway, I think there were some other

20   things, but I quite frankly forgot. But I think we also --

21   just as a matter of being real about this, you know, one of the

22   problems with Snider Plaza is that owners of the property don't

23   really want to pay for parking, so consequently we don't have

24   any parking for Snider Plaza.

25   But this will -- should provide some relief,

1   particularly for the south end of Snider Plaza. But it -- you

2   know, there's no -- no free parking. It's going to be -- of

3   course, unless the City gets involved with it in some way.

4   That's probably not going to happen either.

5   So anyway, I think what I heard tonight was that

6   we've got issues. Some issues with height. Some people like

7   the height and it's not a problem. I think design-wise, you

8   know, we never really got there with the other projects. And

9   you know, while -- again, one city Council turned down the deal

10 of the -- one of the requests, 135,000 feet; another city

11 Council before that approved that. So -- and this is less than

12 what that was.

13   And I've been here on every case, and this

14 Commission has basically always been brought down to previous

15 owners' sizes down -- back down to this roughly 135,000 feet.

16 So again, I'm the only one on the Commission still that heard

17 all those other cases, but that was the pattern for this

18 Commission then.

19   Cannot speak for it now since we haven't voted on

20 it, but it's certainly within range square footage-wise of

21 where we've always been in our hearings on -- and

22 recommendations on this case. So just want to put a little

23 perspective as to the history of this.

24   And with that being said, we have a motion to

25 continue this case until July 12th. And all in favor?

1   MS. FARLEY: Aye.

2   MR. JORDAN: Aye.

3   MR. HARRIS: Aye.

4   CHAIRMAN WEST: Okay. Opposed?

5   The motion carries. And we have one last item for

6 the Commission to deal with, and that's the minutes from the

7 May 10th meeting. And they were furnished to everybody. Are

8 there any changes or additions that need to be made to the

9 minutes? Okay.

10   Is there a motion to approve the minutes from the

11 May 10th, 2016, meeting?

12   MS. FARLEY: So moved.

13   CHAIRMAN WEST: A motion has been made to

14 approve the minutes. Is there a second?

15   MR. MERCER: Second.

16   CHAIRMAN WEST: Motion has been made and

17 seconded to approve the minutes. All in favor?

18   MS. FARLEY: Aye.

19   MR. MERCER: Aye.

20   MR. JORDAN: Aye.

21   MR. HARRIS: Aye.

22   CHAIRMAN WEST: Opposed?

23   The motion carries. With that said, we will

24 hopefully see you-all back in July. Meeting adjourned.

25   (End video recording.)

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1   STATE OF TEXAS   )

2   COUNTY OF DALLAS   )
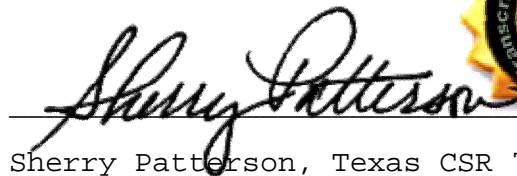
3

4   I, Sherry Patterson, Certified Shorthand Reporter, in and

5   for the State of Texas, certify that the foregoing recorded

6   proceedings were reported stenographically by me, to the best

7   of my ability, as indicated above, and that I was not present

8   at the time of the recording.

9   Given under my hand on this the _____ day of

10   August, 2016.

11

12   _____

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