
CITY OF UNIVERSITY PARK
PLANNING AND ZONING COMMISSION MEETING
JULY 12, 2016

Transcription of Minutes from the City of University
Park Planning and Zoning Commission meeting held on July 12,
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: All right. Well, thank you all
3 for being here today. This is the -- I'll go ahead and call
4 the meeting to order. This is the July 12, 2016, meeting of
5 the City of University Park Planning and Zoning Commission.
6 And tonight we -- this is to continue a public hearing that we
7 held in June.

8 And before we get started, let me introduce members
9 of the Commission here tonight. On my far left is Jerry
10 Jordan. To my immediate left, John Walsh. Far right, our city
11 attorney Rob Dillard. And next to Rob is Neil Harris. And to
12 my right is Liz Farley. And Pat Baugh is here, and he's our
13 community development director, and he'll be right back.

14 And tonight John Walsh is replacing Blair Mercer who
15 is out of town, and John was at the prior meeting; and so he's
16 up-to-date on what was done in that meeting, and so it -- he is
17 very familiar with the case.

18 And so tonight is a continuation of PZ 16-003, and
19 this is to continue the public hearing and consider a request
20 by James E. Strobe for a change of zoning from three different
21 zoning districts -- adjoining districts into a single mixed use
22 planned development district, including consideration of
23 illustrative conceptual site plan.

24 Subject tract is approximately 1.58 acres situated
25 between Daniel and Haynie Avenues and west of Hillcrest Avenue

1 described as part of Lot 6 and all of Lot 7 through 12, Block
2 3, University Park Addition. And all of that being said, I'm
3 Bob West, the chairman of the Commission. I forgot to
4 introduce myself. I apologize for that.

5 Tonight since this is a continuation, we will have
6 those that are in favor and those opposed, it will be their
7 chance to speak. And to open the meeting I'd ask Mr. Strode to
8 come up, and if there's some new information to share with
9 the Commission, we would appreciate that.

10 MR. STRODE: Thank you, Mr. Chairman, Members of
11 the Board. This is a continuation. I didn't know exactly how
12 this goes, so I went on and brought the same presentation. We
13 will -- we do have a couple of additions, some changes.
14 Through the first meeting we did hear some comments from the
15 citizens, and we made a few of those recommendations.

16 I'll go ahead and get started. Some of this is,
17 again, things that we've seen.

18 CHAIRMAN WEST: And there may be people here
19 tonight that weren't here at our last meeting as well.

20 MR. STRODE: Right. Well, I brought it all, so
21 I'll explain through it like I did.

22 This is predictable that I'm not able to do this.
23 There it is.

24 First slide up is the site plan of the tracts that
25 we are using. Again, it is the -- it's the tract where the old

1 Chase building sits today, the parking lot that exists and has
2 for years. And then we're -- we're taking in about 30 feet of
3 a 60-foot lot that adjoins the parking lot to the west. There
4 are better slides to kind of illustrate this, but that's the --
5 pretty much the legal end of it there. And that is the site
6 plan.

7 I'll go ahead and mention this: One of the changes
8 that we heard or one of the comments that we heard from several
9 of the residents around was the fact in our initial site plan
10 we didn't have any connectivity from the plaza to Haynie, and
11 we have made that change. We have a walkway now.

12 We actually had this on some previous plans, and for
13 just overthinking it I guess did away with it, didn't know that
14 was that important. We thought it was more important that they
15 not have connectivity. But if that's what they want, that's
16 great with us. We think it's -- we think it's appropriate.
17 So there's that.

18 This plan is actually the landscape plan, but it
19 does show kind of a less descript but easier to follow plan of
20 what -- a site plan of -- overhead site plan of what we're
21 doing. We -- the second change -- in fact I believe, Ms.
22 Farley, you brought up that we had on our initial landscape
23 plan that after I was telling the neighbors how I was really
24 going to knock this side out over here on trees, on the plan it
25 had two-and-a-half-inch caliper live oaks.

1 That was not supposed to be on there, but we have
2 made that -- we have changed that to six-inch or better. We
3 certainly anticipate -- we will hand-pick all of these and try
4 to make this -- or not try. We will make that -- that area
5 along Haynie a virtual green-out.

6 The other change, again, this is the -- this is the
7 connectivity now to Haynie. This tree obviously is a little
8 misplaced on this plan, but we can take care of that. We have
9 also moved -- I think one of the -- the other thing we heard
10 most of all was traffic on Daniel. We were pretty protective
11 of Haynie, and still are, for the residents on Haynie.

12 But we had all of our ingress and we only had egress
13 on some of Haynie; in other words, they could exit at this
14 location on Haynie. After hearing what a lot of the merchants
15 were saying over here, and quite honestly, a lot of the
16 neighbors, we have -- we are now proposing that we allow
17 ingress from Hillcrest on Haynie to this -- this side of the
18 parking garage.

19 It will be a right in only. In other words, they
20 shouldn't be able to come from Haynie and make this turn here
21 from the -- from the west to the east. We intend for that
22 traffic to be isolated to Hillcrest. Exits, we will have an
23 exit to the right. We will have signage.

24 How that plays in -- we hope it plays out. We can
25 hood this. We can work with the traffic department and hood

1 this to a certain extent. But as we all know, hooded -- or I
2 don't know if y'all know. I know that hooded -- hooded areas
3 don't always work. So that's not to say that there can't be
4 some leakage going west on Haynie no matter how we design it.

5 The real -- the real change that we made from
6 traffic is that in the previous -- in fact, I'll move onto
7 that. These are -- for the people that haven't seen this,
8 these are typical below-deck -- below-grade parking floors.
9 The first one is the first floor. This -- I'm pointing to that
10 -- the second one is the two through five -- or two through
11 four. So they're virtually identical, other than this first
12 floor has a few less parking spaces because of the initial
13 ramps down.

14 We've made it just as simple as we can. I mean,
15 our -- our goal all along here is to make this so user friendly
16 that nobody minds either the up -- you know, the above-grade
17 parking or below-grade. In a lot of parking garages a lot of
18 people may know that it can get somewhat confusing.

19 This is just a two-lane -- I mean, it's over, it's
20 around and up and around and up and -- or around and down.
21 It's not a -- it's not a sloped deck, other than -- other than
22 this area right here. The rest of this is flat. And we think
23 that's the most user friendly.

24 This is an illustration of, again, the above-grade
25 parking deck. This is a little harder to make sense of. This

1 one is a scissor-type built deal whereas when you enter -- when
2 you enter the parking garage on the first level, you will
3 either go up -- you'll have the option to go up or down. But
4 it's on -- all of these parks are virtually on a slope, about a
5 five percent slope. And that way we can keep the height of the
6 deck down is really the reason we designed it like that.

7 This is just a side cut of what we propose. The
8 blue illustrates the office tower. The red is where the retail
9 section would be. And then of course this is below-deck
10 parking garage. This is the above-grade parking deck. Not a
11 lot you can gain from that. It just kind of gives you a side
12 view of what we're trying to do. It's a pretty good hole there
13 we anticipate digging.

14 This is a bird's-eye view of, say, over Kuby's from
15 the north looking south. This -- we did not change -- one of
16 the proposed changes we had from the initial proposal is that
17 we're going to move -- or we're proposing to move this
18 ingress/egress down to the end of the parking deck.

19 We had a lot of discussion and a lot of comments
20 about what this -- the stacking -- potential stacking would do
21 to this intersection here, which is -- I would suggest it's the
22 main intersection of Snider Plaza. I consider it the biggest
23 intersection at Daniel and Snider Plaza.

24 So we've moved that down and also had given Kuby's
25 loading dock a little issue -- not a little, a pretty good

1 issue right here if we had it pretty much across from -- from
2 the loading dock, so we moved that down. And I'm going to
3 click over to the next deal. We didn't change the perspective
4 -- the colored perspective, but you can see that I've shown you
5 before here that we have moved from about this area right here
6 down to this area. And we think that alleviates a lot of the
7 issues.

8 There was a -- there was some discussion with the
9 traffic folks here at the city about the striping that we
10 had -- we -- we may have to use there. We were right on the
11 line of having to stripe it. This, with the addition of this
12 now to where there can -- we will allow some entrance to the
13 deck from Haynie, that should alleviate any need for striping.

14 We still have a striping plan that's pretty -- I
15 didn't bring it, but it's pretty simple. If the city requires
16 that or thinks that's necessary, we're happy to do that. But
17 from a traffic analysis standpoint, it doesn't meet that --
18 that -- doesn't meet the necessity for that.

19 This is kind of a continuation of what I've been
20 talking about. This is our original proposal. This is where
21 we had the exit only ramp. We have changed that. Again, we
22 did not change this schematic, because these changes that we've
23 brought tonight are proposals -- proposed changes.

24 And again, I'll flip back to the two-dimensional
25 that shows where we are seeking to have people enter that. It

1 should take -- the way this deck will work or the garage will
2 work is that people that are parking underground, they can --
3 they can enter from Hillcrest, and then that's an immediate
4 downgrade there. So as soon as they enter, they go across
5 something that's flat; and then they're immediately headed
6 down. And then they turn and back down, and they're on the
7 first level of the below-grade deck.

8 For the people that haven't seen this or the people
9 that weren't at the first meeting, this is -- nothing changed
10 here. This is a view from, oh, the Daniel and Hillcrest
11 intersection looking west on Daniel. This is a view of our
12 proposed plaza, kind of a close-up view of it.

13 Some things that may not be easy to recognize here
14 is this -- this glass box here is an elevator that will go to
15 the second level of the retail where we propose some
16 restaurants and outdoor seating upstairs here and here. This
17 elevator will go from the lobby -- or from the plaza to the
18 second level. It'll also go from the -- from the plaza two
19 grades below. So any kind of restaurant overflow will be able
20 to get on that. We also have elevators in the core that will
21 be accessible to the retail, too. But this is an extra
22 elevator that we think will be used quite a bit.

23 This is -- this is what I really have changed. And
24 I've added these to the -- to the show tonight, the slide show
25 to kind of give some of these residents and neighbors a

1 perspective of what our deal will look like. It really won't
2 look like this, other than this particular project down on
3 McKinney where the Whole Foods is has some podium retail or
4 platform retail down on the ground floor and the second level,
5 and then it has the levels above. That happens to be
6 multifamily.

7 But this is very similar in scale to what we will
8 do. Their project is much bigger than this project. But that
9 shows -- in fact, their project is 120 feet. Ours proposed is
10 114. But it shows how we have -- the first level will be
11 broader, kind of the street view of it. And then we're making
12 the office much narrower above. So it ought to kind of look
13 like it's sitting up on that podium.

14 This is a -- this is a view of another building at
15 Burser Court in Preston Center. We probably all know this
16 building. We're getting more into why we want to make part of
17 our building transparent. We think when a building gets of a
18 blocky design like this that it just looks bigger.

19 And part of our -- part of our reasoning for doing
20 this is -- if you'll notice, this -- this view here versus
21 this, we hope that the glass top -- which there has been some
22 question about the glass facade there, our idea is to -- for
23 that to virtually go away in the sky. I mean, it doesn't, but
24 it will be much less noticeable than if it were a masonry
25 building.

1 This is more of the glass that -- this is another
2 building in Preston Center, although this one's much taller
3 than what we're proposing. This is more of the type of glass
4 that we would use. It's almost sky color. Maybe a little more
5 transparent than that, but something that has a low
6 reflectivity. And you can see by this picture how the -- it is
7 reflective, but it doesn't -- it doesn't reflect the sun as
8 much as some other glasses.

9 From a reflectivity standpoint, probably one of the
10 most famous in this area bad ones is the Museum Tower that's
11 gotten so much press. That's a beautiful glass, and you can
12 see from there to there you can't hardly tell where the sky
13 starts and stops, which is what some of us strive to do, as
14 opposed to this area right here which is some type of masonry;
15 and you can tell exactly where that starts.

16 The problem with that is, is it has a 44 percent
17 reflectivity, and that makes it do just what they're having
18 problems with. That's a little skewed, because that particular
19 building has a curved front, a concave or convex I guess front;
20 and that -- it showers a lot of people at a lot of different
21 times, whereas a flat surface doesn't.

22 That's the high end of reflectivity in this area.
23 This is another building, the Richards Group which was just
24 completed on Central. It has a very low reflectivity. This
25 one's 44 percent. This is 8 percent. The darker you get like

1 that, the less reflectivity generally it has.

2 What we're proposing is to do something between the
3 12 and the 25 percent. This building -- the KPMG building
4 downtown or on the outskirts of town there has a 19 percent
5 reflectivity quotient. There's not a lot of sun reflection
6 there, and that's what -- that's what we propose.

7 I bring this up because I've -- I didn't hear that
8 much about that at the -- at the first meeting, but I heard --
9 I heard about it later on from some folks. So I was trying to
10 address everything we could. What have I here -- oh, I went
11 the wrong way. Okay.

12 Okay. This is what we have today. These are --
13 these are the lots that we're -- that we're proposing to
14 re-plat into one. Again, this is the old Chase building. This
15 is the parking lot. These are the three lots that our
16 partnership owns, but we're proposing that we take half of this
17 lot, encapsulate into one plat there to do that.

18 The one reason I wanted to show -- I think in our
19 first -- I know in our first presentation we didn't show any
20 slides of the existing building. I mean, not that we all need
21 to see it. We all know what it looks like. But -- and a lot
22 of the -- a lot of the positive letters that have been sent in
23 to the city, I think this may be the most common theme that
24 I've seen is that it's time to do something.

25 The thing is in decay. We've removed graffiti from

1 it several times since we've owned it. We've had windows
2 broken out. And that's just typical of anything that not --
3 when it goes into -- when it's vacant for as many years as it
4 has, it can -- it can get pretty ugly. And it's proving that
5 now.

6 The last slide I want to show is this one, which we
7 think shows it at its worst. One thing I haven't mentioned
8 yet -- and this is a great shot of all of the utility lines
9 over there. We're going to bury all the utility lines, put
10 them underground. There's a lot of them there. And I think if
11 nothing else that will really help to beautify the corner.

12 But with that, I'm going to leave this slide up and
13 respectfully ask for your vote. So thank you.

14 CHAIRMAN WEST: Thank you, Jim.

15 Anybody have any questions of Jim at this time?

16 Okay, all right. What we'll do tonight is open the
17 meeting to those that would like to speak in favor of the
18 project. I'd like you to keep your comments to three minutes
19 or less. And then when we've finished with those that want to
20 speak in favor, we will hear from those that wish to speak in
21 opposition. And things -- everybody keep their comments to
22 three minutes or less.

23 And you know, you can but, you know, we don't
24 necessarily need to hear the same thing over and over again to
25 sort of reinforce the points, because there's -- we know basic

1 issues that we've seen in the letters that we've received, both
2 in favor and in opposition. But once again, it's your public
3 hearing, and so it's up to you to make that decision.

4 So anyway, those that would like to speak in favor,
5 if they would like to -- the meeting is opened to that now.
6 Yes, sir. If you -- yes, if you would get up, say your name
7 and address and identify yourself, that would be great.

8 MR. FERRIS: Thank you, Commissioner and
9 Commission Members. My name is Don Ferris. I live at 3624
10 Caruth, 75225. I've lived here all my life. I'd like to give
11 you a little history. Cam Dowell used to own this property.
12 He was the toughest banker in Dallas. I know it. My father
13 borrowed from him. Cam Dowell is long gone. Hillcrest State
14 Bank is long gone. This building should be long gone. Long
15 gone. Also I'm in -- I'm very much for it. Because
16 personally, it might help us a little bit on the tax roll. It
17 might help the school system a little bit on the tax roll.
18 Again, Hillcrest is gone. It needs to be gone. Thank you.

19 CHAIRMAN WEST: Thank you, Don.

20 Anyone else like to speak in favor of the project?

21 MR. WEBBER: Hello, Commission. My name is John
22 Webber. I live at 3915 McFarlin Boulevard. I rise to speak in
23 support of this project. I've been a resident here for 14
24 years and attended SMU before that. As a younger member in the
25 community, we definitely need this building to go away and

1 something new to occur to make this the continued great city
2 that it is.

3 I also -- I'm in the shopping center industry. I
4 know the Strobe Companies. They are excellent developers.
5 They will do a great job. And he is a resident of the town.
6 That's the type of development and people we need in this town.
7 So I rise in support. Thank you.

8 CHAIRMAN WEST: Thank you, John. Anyone else
9 like to speak in favor?

10 MS. BATEMAN: Hi, I'm Jean Bateman. I live at
11 4034 Marquette. We've lived in the neighborhood over 40 years.
12 And I'm sitting here when I see the new schematic and I see
13 what's on the screen now, it just makes me so excited. I think
14 of the service that I've just witnessed. And I was so touched
15 by the collaborativeness of the people of this city. And I
16 realize how hard these people are working to make and meet the
17 needs of so many, and I appreciate that. I know it's hard.
18 And I appreciate the people that live close by, their concerns.

19 But for all of us, when we realize the beautiful
20 things that are happening around this city from Klyde Warren
21 Park to our downtown to the arts district, to Trinity Grove,
22 it's all because of the collaborative efforts of so many. So I
23 just urge us to come together as a community and make this
24 beautiful project happen.

25 We are all so tired of this eyesore in our

1 community. And personally, I just think it's exciting, and
2 it's time for us to get behind the project.

3 CHAIRMAN WEST: Thank you very much. Anyone
4 else like to speak in favor of the project?

5 Yes, sir.

6 MR. WEITZMAN: I have a question. I was out of
7 town and wasn't able to make the first meeting. I'm Herb
8 Weitzman, and I live at 3901 Lovers Lane and -- on the corner
9 across the street where Cotton Island is.

10 So the question I have, Jim, is just about parking.
11 You know, I missed this, and I haven't had any knowledge of
12 what the parking availability is. So can you explain that
13 again? I got here a few minutes late. And I'm sorry, maybe
14 you covered it in the front of the meeting. Yeah, could you --
15 is that -- is that okay with --

16 CHAIRMAN WEST: Yeah, that's fine, Herb. Yeah,
17 Jim, if you'd like to stand up and --

18 MR. STRODE: We should have 100 to 150
19 additional parking spots.

20 MR. WEITZMAN: Can you show that on the slide?
21 I have some questions about it and lots that you referred to,
22 Jim, that -- yeah, that -- that one, that's fine. Or one slide
23 back. And then -- yeah, that's it. Yeah. So how many
24 levels -- how many levels are there?

25 MR. STRODE: There are two levels -- two and a

1 half levels above, and then there are four below. 710 parks
2 total.

3 MR. WEITZMAN: And so 710. And what's required
4 for your retail and your office?

5 MR. STRODE: It's a PD. We don't know. I mean,
6 to max out our PD, the way we have -- we have it now it's shy
7 of 600. And we have -- we have put the -- the restaurant
8 quotient higher than we'll accomplish. So I'm thinking we'll
9 have 125 to 150 additional parks to go up.

10 MR. WEITZMAN: So how will people get validated?
11 Office tenants will pay for parking to lease from you. Will
12 the retail customers -- two questions: Will the retail
13 customers get a ticket validated? Or will they -- and then
14 that's two questions, and then I've got another one.

15 MR. STRODE: Sure. I haven't worked everything
16 out yet. But our -- that is our plan, for the retail tenants
17 to be validated. Everybody will have to go through a gate.
18 We're too close to SMU. There's a lot of folks that will use
19 the parking. We're going -- we're going to create some system
20 for long-term parking for some employees of Snider Plaza also.
21 And those rates, I don't know yet.

22 MR. WEITZMAN: So just out of curiosity, does
23 that get worked out at which stage? In other words, just from
24 the standpoint of what's available to people in the plaza.

25 MR. STRODE: We haven't worked it out.

1 MR. WEITZMAN: I see.

2 MR. STRODE: I don't know. They're available.
3 We certainly would like to -- we would like to lease some of
4 them.

5 MR. WEITZMAN: So those would be -- would it be
6 leased to people who might be employees there? Or would -- or
7 is it for customers to come in and validate on an hourly basis?

8 MR. STRODE: Well, we think there's going to be
9 two different types of parking people here. I think the
10 above-grade parking here will be used on a daily basis for
11 people that come in and out. Anybody that has a long-term deal
12 with us as far as employees are concerned of the area, they'll
13 be -- there will be another assignment of assigned park below
14 -- or assigned floor.

15 MR. WEITZMAN: Yeah. I mean, that -- I mean,
16 with -- you know, if you had one parking place you could
17 benefit Snider Plaza. So if there's a lot of them -- you say
18 maybe 100 to 125, that would be what would -- might be in
19 excess of what you would be required with your --

20 MR. STRODE: With my -- for my stuff. The
21 reason I'm stuttering a little bit here is we don't know how
22 many people are going to use that parking deck on a to and --
23 just kind of come-and-go basis. And we're going to try to --
24 we don't want to have that -- we don't know how many to open up
25 to the public, whether it's going to be -- are there going to

1 be 100 people a day coming and going; or is there going to be
2 150. So I'm going to -- it's going to take a little just
3 seeing how it works out.

4 MR. WEITZMAN: And explain to me the parking
5 deck. Is that on -- is that on top, the roof when you refer to
6 a deck?

7 MR. STRODE: There are -- there are --

8 MR. WEITZMAN: I thought you said they were
9 underground, and then this is grade that I'm looking at right
10 here --

11 MR. STRODE: That's above-grade.

12 MR. WEITZMAN: Is it two levels?

13 MR. STRODE: There's actually two and a half or
14 three. Let me flip that.

15 MR. WEITZMAN: Two and a half above-grade?

16 MR. STRODE: Yeah.

17 MR. WEITZMAN: So what you're saying is there's
18 a top deck open?

19 MR. STRODE: Yes.

20 MR. WEITZMAN: That's the one you're
21 questioning?

22 MR. STRODE: No. I'm questioning all of this
23 right here. I don't know -- I don't really know -- if you look
24 there -- I'm not sure how many people -- I would think that
25 most people that come to our center or anywhere near Snider

1 Plaza -- let's say Snider Plaza is full and they can duck in
2 our parking deck, which is what we intend for them to do.
3 There will be public parking there.

4 If that public parking all of a sudden blows us away
5 and we've got, I don't know -- there's 150 parks above-grade
6 here. If that's full every day, then I'm going to have to get
7 pretty stingy on how many I've got for employees. So I don't
8 think it'll happen that way.

9 I think the -- again, as you know, PD -- a lot of
10 people don't know plan development. But when you -- when you
11 come in for planned development you pretty much have to ask for
12 the maximum of every use you may ultimately use some day. So
13 our current plans don't have us needing anywhere near the
14 number of parks that we have. So I think it'll work out that
15 way. It's just hard for me to commit to a number.

16 MR. WEITZMAN: Yeah. Well, the question that
17 I -- that we -- we've done a little survey with our tenants
18 (unintelligible). But you know, parking is very tight across
19 the street.

20 MR. STRODE: Right.

21 MR. WEITZMAN: And so they were asking about
22 that. That's the question they were asking our asset managers.
23 And so that -- that's a question that -- so you're going to --
24 so the possibility is, is that there could be no parking
25 available to customers? If there was a -- I mean, other people

1 -- if -- if you had --

2 MR. STRODE: No, there won't be no parking. I
3 just don't know what demand I'll have, number one. I can't
4 imagine there being a real need for employee parking much past
5 the first block there.

6 MR. WEITZMAN: Is that right?

7 MR. STRODE: I mean, I suspect somebody will
8 walk from CVS as an employee down here, but I don't know. We
9 hope to take care of the people really in our initial area.

10 MR. WEITZMAN: I think probably
11 that (unintelligible). That would be probably where the --
12 okay. I think you've got -- what is your footage, 100 and
13 what?

14 MR. STRODE: 127,880 is what it's shown today.

15 MR. WEITZMAN: All right.

16 CHAIRMAN WEST: And just for the record, based
17 on the dimensions of the building and so forth and uses, 596 is
18 what's required. And Jim is proposing 710 based on the current
19 proposal here. And I've heard, but I don't know for a fact,
20 that some landlords actually have sections in their leases that
21 would require the tenants to have their employees -- if there
22 was parking available to, you know, pay for their -- their
23 employees to park in the garage if it was available.

24 MR. STRODE: All our office tenants will have --
25 every office tenant will have --

1 CHAIRMAN WEST: I'm just talking Snider Plaza --

2 MR. STRODE: Oh, I see.

3 CHAIRMAN WEST: -- retail owners have included
4 in their leases requirements that if there was parking
5 available they can require their tenants to --

6 MR. STRODE: We'll be open -- we'll be open to
7 that. We're just -- again, I don't know --

8 CHAIRMAN WEST: That doesn't have anything
9 directly to do with you. But it's --

10 MR. STRODE: Right.

11 CHAIRMAN WEST: -- gives them -- if it's
12 available, and I don't know how many do that; but I've heard
13 from the landlord that they include it in their leases.

14 MR. STRODE: Right.

15 CHAIRMAN WEST: And if there -- obviously, we
16 all would hope if there were available spaces that employees
17 would --

18 MR. STRODE: Well, again, the 596 -- and I won't
19 belabor this point long, but the 596 is based on the maximum
20 uses of what we could do.

21 CHAIRMAN WEST: Right.

22 MR. STRODE: I can't really get to a -- if you
23 add it all up, it doesn't add up. It's kind of a game until
24 you start divvying it up. That doesn't make sense, if you add
25 it up it doesn't add up.

1 If you add all the parts of what I have submitted as
2 the maximum use in each category, it's -- it's -- that's what
3 the 596 is.

4 CHAIRMAN WEST: Right.

5 MR. STRODE: I can't do the maximum in each
6 category, because if I did that much retail, for example, I
7 would have less restaurant space to lease. So there's a
8 finite, you know, a zero sum of 127,880. And it's when those
9 parts, because of different parking requirements for different
10 uses, move around. So that's the extreme maximum that could
11 happen. But quite honestly, it can happen.

12 CHAIRMAN WEST: Right. Okay, thank you.

13 Anyone else that would like to speak in favor of
14 this proposal now? And I did let Herb run a little bit long,
15 but he was asking some good questions that are applicable to
16 this project that I think might help the Commissioners.

17 So anyone else like to speak in favor at this time?
18 Okay. Then we will like to hear from anyone that would like to
19 speak in opposition to this proposal.

20 MR. TUBB: Mr. Chairman and Members of the
21 Commission, my name is Rick Tubb. I live at 3407 Haynie. And
22 I sent over to you earlier today two letters through city
23 staff. One of them actually was from me. Another one was from
24 Phillip Wise, whom I think a number of you know.

25 Phillip unfortunately couldn't be here today to

1 present his own comments, so he asked me to do them. He had a
2 long planned vacation, so he's out of town. Which does
3 highlight one point that I did mention in my letter, which is
4 the timing of all of this. I think those of us who have been
5 involved in this now for -- I guess it's 15 years or more,
6 since 2001 when it first started to come up, know this to be
7 one of the most significant and longest running projects in
8 University Park.

9 And some of us in the neighborhood are a little
10 concerned that this is being brought up at a time when so many
11 folks are out of town. One of the members of the Commission,
12 for example, can't be here today unfortunately. His substitute
13 was here last time and can be present and can participate.

14 But Phillip put together a detailed letter. And he
15 is a real estate developer by trade, and so I think his
16 comments are worthy of some significant consideration. I would
17 ask you to please read his letter in depth. I'm going to touch
18 on a couple of points, though, if I could.

19 One of them directly related to the parking issues
20 that Mr. Weitzman was just discussing with Mr. Strode. On the
21 second page of his letter Phillip puts forth the idea that
22 rather than solve parking problems, this development could
23 create some. And I'll just briefly summarize what he's saying.

24 He is suggesting that a current -- while the current
25 parking requirement in University Park for office use is 3.3

1 per 1,000 square feet of use, the current office market in
2 Dallas requires 4.5 to 6 parking spaces per 1,000 feet of
3 office use, which I think he's saying realistic actual use of
4 the space.

5 Requirement may not be that much as specified by the
6 city, but it's actual use and demand is higher. Using numbers
7 like that, he also said at the low end of office use it's 4 1/2
8 parks per 1,000 for total parking spaces needed to serve the
9 new building would therefore be approximately 700, which at
10 least in Phillip's perception means that this building is
11 actually underparked as it now exists.

12 The other side of the parking issue of course is
13 that with the new building in place you're going to -- the city
14 cannot control, nor can Snider Plaza control, whether folks
15 coming in to use the retail or for that matter the office will
16 use existing Snider Plaza parking. So in its own way the
17 development may additionally burden the existing spaces as it
18 now exists.

19 The other issue that Phillip touches on in some
20 depth is height. And he points out, which I think is an
21 excellent point, that when the Preston Center building where
22 the library is currently located, when that building was built
23 the facility -- the city limited height to 75 feet. That's the
24 Morgan Stanley Building there in Preston Center.

25 Now, that building of course was constructed in the

1 middle of a commercial district and not adjacent to a
2 residential district. And so Mr. Wise points out that under
3 that precedent no taller building should be allowed on this
4 site adjacent to a residential neighborhood.

5 The height allowed for all Snider Plaza buildings is
6 three stories, and all buildings along Hillcrest south of the
7 site can be no greater than 40 feet. Granting the 125-foot
8 height request would be dramatically taller than any building
9 in the City of University Park.

10 In my letter I point out that I think if you look at
11 Google earth and compare the heights that Mr. Strode is
12 proposing, the height of the -- the top height of the proposed
13 building as it's currently been configured is actually taller
14 than Dallas Hall. Those are -- those are rough numbers, but I
15 think -- I think that's about correct.

16 Phillip's final point was that given the
17 significance and gravity of what we're talking about here, the
18 amount of time we've all been working on it, those of us in the
19 neighborhood certainly and members of this Commission, it would
20 be appropriate to convene a group of neighbors, staff and the
21 developer to talk through what might be most appropriate,
22 perhaps even have a joint traffic study so we're not having
23 dueling experts on the question of which traffic study is
24 correct before this matter goes forward.

25 A couple of other points I thought I would make, and

1 then I will sit down: One of them relates to the issue of the
2 reflectivity of the building. Mr. Strobe pointed out the 8200
3 block of Douglas building that he thought would be -- was
4 commendable reflectivity or something he might be shooting for.

5 I have to admit, until about a month ago I officed
6 on the east side of the building at 8226 Douglas, which is
7 directly across from the building that Mr. Strobe pointed out.
8 And early in the morning the sun coming off of that building is
9 pretty bright. Now, it's for a brief period of time, but
10 there's a significant reflectivity issue.

11 And I've had -- other people have mentioned to me
12 -- Ms. Rajabian [phonetic] mentioned to me once that there may
13 be a museum tower effect that we really would be well-advised
14 to work long and hard to avoid allowing to develop on its own.

15 The parking garage as currently proposed is exactly
16 the height of the build -- of the garage that the Huddleston
17 Group Legacy Development proposed in 2011. And as some members
18 of this Commission, particularly Commissioner West, Chairman
19 West will recall, the City litigated that issue with Legacy
20 over an extended period of time at a great cost and ultimately
21 prevailed that you could not build a parking garage -- parking
22 structure in a parking district, which it is now, adjacent to a
23 residential district.

24 Having gone that far and worked that hard and spent
25 that much money to sustain that, I think before we give that

1 up, if we choose to, there should be some extensive and
2 in-depth work among the neighbors and the other members of the
3 community in terms of how that's going to be bargained away and
4 what -- and what for.

5 Finally, I understand the optimism in moving the
6 location of the Haynie side entrance -- now it's an entrance
7 and an exit currently. It used to just be an exit. I think
8 it's a little overoptimistic to think that Haynie will not
9 become a fairly high traffic street.

10 Even if that island is curved in such a way that
11 you're only -- the idea is to only allow people to come in from
12 Hillcrest, the best -- if we all remember the weird curvature
13 of the exit from Boedecker over there near the -- near Caruth
14 Haven, if you've ever tried to go out on Boedecker and go north
15 on Caruth Haven, that intersection is designed to avoid people
16 from turning right and going south on Boedecker.

17 I know that because I was involved in the design of
18 that intersection in 1996 when I lived over in that part of
19 town. And people do it all the time. So I strongly suspect
20 that if Dickens is -- pardon me, not Dickens. If Daniel is
21 congested of a morning or of an afternoon, people will figure
22 out pretty quickly that you can move up and down Haynie and if
23 need be, you can go north and then loop back down to go in.
24 The easiest way to actually do that I think would be to use my
25 circular driveway.

1 So I am opposed. I think more time is appropriate,
2 and greater study is called for. I would commend Mr. Wise's
3 letter to you. And I thank you for your time.

4 CHAIRMAN WEST: Did we get that letter?

5 (Inaudible speaker off microphone.)

6 CHAIRMAN WEST: Okay. I got Rick's, but I
7 didn't see Phillip's.

8 MR. TUBB: I have copies of Mr. Wise's. I can
9 give it to you.

10 CHAIRMAN WEST: Did you get a copy?

11 You can go ahead and distribute it to the group. I
12 think Pat's already got a copy, if I'm not mistaken. We may,
13 too, as a matter of fact. I don't know if we do or not, but I
14 couldn't find it. Thank you.

15 All right. Anyone else that would like to speak in
16 opposition? Yes, ma'am. Come up and introduce yourself,
17 please.

18 MS. RAJABIAN [phonetic]: I'm Jane Rajabian, and
19 I own a building in Snider Plaza. And the only thing I have
20 against this is it's too big. It's too tall. And the glass
21 will kill us. I mean, the reflection of the glass and the heat
22 will just be unbelievably bad. So that's it.

23 CHAIRMAN WEST: Thank you.

24 MS. RAJABIAN: I listened to Mr. Huddleston do
25 all this, too. So I've gone through this for several years.

1 Thank you.

2 CHAIRMAN WEST: Thank you very much. Anyone
3 else like to speak? Yes, ma'am.

4 MS. WYNN [phonetic]: Hi. My name is Marty
5 Wynn. I am a second generation Park Cities person. And I
6 strongly oppose this building and the parking facility as
7 they're proposed, for a few reasons.

8 CHAIRMAN WEST: Did you give your address?

9 MS. WYNN: I'm so sorry. It's Marty Wynn. I
10 live at 3725 Binkley.

11 CHAIRMAN WEST: Okay.

12 MS. WYNN: I oppose this as proposed for several
13 reasons. First of all, the height and the sculpted glass
14 modern design does not in any way fit into the surroundings.
15 This site is one of the most highly visible and frequently
16 traveled intersections in our town.

17 Instead of adding to the charm and the architectural
18 consistency at this cornerstone location, the proposed office
19 building design fails to blend with any of the architectural
20 styles immediately surrounding it. Additionally, it features a
21 high and glassy surface that's totally, in my opinion,
22 inappropriate and is definitely inconsistent with the Spanish
23 Colonial flair of our 1930s Snider Plaza.

24 I want it noted that I am very much in favor of a
25 building, a facility that would replace the eyesore that the

1 Hillcrest State Bank has become. I would welcome the addition
2 to our city's tax base and an attractive renewal of now
3 lifeless block.

4 But as the daughter of parents who saw enormous
5 growth and change in University Park since they settled here in
6 1929, I well remember my dad frequently commenting as we drove
7 past the Hillcrest State Bank that everyone in the town loved
8 Cam Dowell, and everyone hated that building.

9 I would hate to see the City of University Park go
10 down the road that the University of Texas at Austin did.
11 Several years ago in the sixties and early seventies they
12 welcomed progressive architecture on the campus. Within a
13 decade or two the hodgepodge of architectures was ruining the
14 uniform feel of its main campus.

15 Regents have had to mandate a master campus plan
16 that stipulates that the architecture of all new buildings
17 compliment the Spanish Mediterranean style of the main campus.
18 And while UT Austin is suffering the backlash of tearing down
19 -- tearing down otherwise totally usable buildings that were
20 funded by donors whose family members may be still alive and
21 they're incurring enormous cost to tear down and rebuild, the
22 City of University Park has no legal option to change its mind
23 after the desirability of a building down the road wanes.

24 I would love to see us instead follow the efforts of
25 several of the Snider Plaza merchants who years ago maintained

1 a bit of Snider Plaza's original flavor in leaving the shells
2 of two filling stations intact while converting the interiors
3 to usable retail. I implore you not to saddle this and future
4 generations of University Park residents with a building whose
5 architectural style and height are inconsistent with its
6 surroundings and will be regretted for decades.

7 I also disagree with the necessity of needing both
8 -- both new levels -- three levels above and two to three below
9 ground. We've had a lot of conversation about parking needs,
10 and I've learned a lot since I've been here. I just am not
11 completely understanding why the building that is there now
12 which accommodated its tenants is having -- obviously the new
13 facility would have a lot more square footage and possibly
14 retail, but I'm having trouble figuring out why they need a
15 five-story facility.

16 I will tell you -- I wish my daughter was here. She
17 worked for a little over three years at Logos Bookstore, and
18 her tales of parking woes are amazing. First of all, she could
19 tell you what days any of the merchants were having stuff
20 there, right in front of Logos there were no parking spaces.

21 A lot of times it was people going over to the UP
22 library when it was in the Chase Bank building for story time.
23 You can't -- as somebody previously said, you cannot -- I don't
24 know how you would tag somebody and say oh, no, no, you cannot
25 park here. People park where there's a space. And I think

1 possibly some of that may have been when the existing parking
2 lot was roped off.

3 But the employees of most of those merchants are
4 asked to park -- squeeze in either behind the building or to
5 park in the SMU law library -- or the garage that's near the
6 SMU law library. Unless free spaces were required in this
7 facility, I think it's incorrect to assume that the tenants
8 will park there.

9 Because most of the merchants -- or many of the
10 merchants that I've spoken with in that first block south of --
11 in Snider Plaza just are not interested in paying for parking.
12 So I also think it would be helpful, if not mandated, that if
13 they're doing a parking garage that it include meters for
14 people who would park one to two hours, which perhaps could be
15 under City of University Park.

16 The final thing I'd say, which is really a global
17 comment about any facility that goes in there, it's that we
18 really need to work as a city on making crossing Daniel Avenue
19 -- or Daniel speedway safe. I used to see people when there
20 were story times -- it was scary watching how people would race
21 up both east -- going east and west on Daniel and screech on
22 their brakes or totally intimidate people who would be crossing
23 and waiting until there were no cars. And believe me, that's a
24 long wait.

25 I think this is something the city can do, but it

1 really needs to be in the plan and in conjunction with traffic
2 engineers, because things have happened. Daniel has always
3 been busy. But that is a relatively unencumbered stretch of
4 street that there's been a lot of development, high density
5 development west of Snider Plaza.

6 And those people I think have added to the traffic.
7 And adding another facility that has -- that has egress and
8 ingress off of Daniel is -- I just do not -- I think it's
9 asking for some issues. Because we have a lot of people -- all
10 of our citizens and our guests ought to be able to be safe.

11 Perhaps some of the -- one problem might be to add
12 the little lights that they've added right in front of the law
13 school, between the law school and the garage. They're
14 embedded in the road, and there's a light. And people really
15 are stopping now. And that would help a lot. But I think you
16 probably need to do two at the end of each of the sidewalks.

17 So again, my main -- I think that one -- the traffic
18 engineering, maybe lowering the speed limit, I think those can
19 be -- I think we could take steps to make that safe for our
20 elderly, our handicapped, our children, our phone addicted,
21 device addicted readers. But I will say --

22 CHAIRMAN WEST: If you can wrap it up, please.
23 You've extended past that.

24 MS. WYNN: Okay.

25 CHAIRMAN WEST: And some of that is stuff -- you

1 know, the traffic and issues are city issues, not this
2 building's issues. But you know, it's somewhat self-contained.
3 And if people choose to park in Snider -- we can't dictate how
4 people park. But this will have more than enough parking
5 spaces for all of the tenants, based upon our zoning ordinance,
6 you know, that are going to be in the building.

7 MS. WYNN: I understand.

8 CHAIRMAN WEST: And you know, how people park,
9 we can't dictate.

10 MS. WYNN: I would just say in closing, again, I
11 am very opposed to this, the height and the design of the
12 proposed facility.

13 CHAIRMAN WEST: Okay. Thank you very much.
14 Anyone else like to speak in opposition? Yes, ma'am.

15 MS. HILL: My name is Beverly Hill. I live at
16 3513 Purdue Avenue. I'd like to make a couple of points.
17 First of all, there are two schools not far away. You have UP
18 Elementary at Lovers Lane, and you have the middle school and
19 the -- McCulloch a little further south. My children -- I have
20 two boys -- rode their bikes and their scooters and walked to
21 school. I never drove them.

22 But they had to cross major intersections, and I saw
23 some rather scary things as a parent. Children on scooters who
24 are barely taller than parked cars can't see around. They
25 can't cross safely. Increasing the amount of traffic in this

1 area I think is a real hazard to our children. We can't all
2 drive our children to school. We shouldn't be. That, too, is
3 a hazard when you have that much traffic for the children who
4 are on foot. I think you would need to think very, very
5 carefully about diverting traffic away from paths that children
6 take to get back and forth to school.

7 Secondly, I too strongly oppose the project because
8 I think it is completely disrespectful of SMU and of the
9 character of the neighborhood. In UP we love our green spaces.
10 We have fought to protect them. We fought against the
11 natatorium that was proposed. We have very little undeveloped
12 land left.

13 We like the fact that we have an airy feeling where
14 elevations are very low, buildings are low. Your view, your
15 perspective is not obscured. We do not want a huge building
16 that blocks visibility and that sets a precedent for rezoning
17 subsequent property further south on Hillcrest for similarly
18 high massive developments.

19 The parking deck is not a visual asset to the
20 community. You can screen it a bit with trees, but I have yet
21 to see a parking deck that is truly aesthetic that enhances the
22 community. I'll leave my points at that.

23 CHAIRMAN WEST: All right. Thank you very much.
24 Anyone else like to speak in opposition? Yes, sir.

25 MR. HOLIDAY: Chairman, Members of the

1 Commission.

2 CHAIRMAN WEST: Go ahead, David, and identify
3 yourself and give us an address.

4 MR. HOLIDAY: My name is David Holiday. My wife
5 and I are new to this community. We moved in about 42 years
6 ago. We've lived on Haynie Avenue for 36 of those years in the
7 3500 block. Mr. Strode, if it was within my gift to make all
8 your dreams come true, I'd do it right now, except for this:

9 This development will absolutely change the
10 character of our community and certainly of our neighborhood.
11 And I heard some of your supporters who live on McFarlin and
12 Caruth and Marquette speak in favor of it. And if you would
13 move it to McFarlin or Caruth or Marquette instead of Haynie,
14 I'd be in favor of it, too. But it's on Haynie.

15 I'd like to ask a question, if I may, of Mr. Strode.
16 The scale of the building, the scale that you've got now that
17 you're proposing, is it larger or smaller or the same as what
18 Albert Huddleston asked for? Do you know?

19 (Inaudible speaker off microphone.)

20 CHAIRMAN WEST: So it's smaller. And David,
21 just to put it all in perspective -- and I mentioned this in
22 our last meeting -- this Commission and one City Council had
23 approved 135,000 feet. Legacy Hillcrest always came with over
24 200,000 feet, and it varied from 200 to 300. But this --
25 Mr. Strode's proposal is less than what this previous

1 Commission and a previous City Council had approved.

2 MR. HOLIDAY: Fair enough. And that's
3 appreciated. The second question is the height. Is this -- in
4 terms of height, is this taller, shorter, less than, same as
5 the Huddleston proposal? And that's -- that's one of the
6 points I wanted to speak to. By raising a building to this
7 height in our neighborhood, that literally changes the weather
8 patterns. It literally changes.

9 It'll alter by an hour when the sun rises. That's
10 not a big deal maybe except in the winter twice a year when we
11 get snow storms and ice storms and that stuff builds up on
12 people's steps and it takes two or three days -- because it's
13 in the shadow on the north side of the street, it takes two or
14 three days for the sun to evaporate it, except if we don't see
15 the sun because of the height of this building, because it's up
16 on a hill and it'll cast a long shadow. So that's one of the
17 concerns.

18 The other concern about height is this: It's
19 security for the neighborhood, and it is also privacy. At one
20 time I had the whole fourth floor of the Texas -- what is
21 now -- what is the Texas Commerce Bank Building, when Cam
22 Dowell had it it was the Hillcrest State Bank Building. And
23 from my office on the fourth floor I could see all up and down
24 Haynie Avenue.

25 I could see all into Snider Plaza. I could see my

1 children coming and going. If I was three stories higher I
2 could have seen into their bedrooms. That's not fair, and
3 that's not what we -- that's not the neighborhood we bought
4 into. This isn't New York City.

5 The reflection issue is a concern. I don't know if
6 buildings with bricks on them look blockier than buildings with
7 glass on them, but certainly we don't have buildings with glass
8 on them in this city. It's out of character for this city, and
9 it also changes the weather and weather patterns.

10 A serious concern I have is this: Back when we went
11 through this before with Mr. Huddleston, we discussed the fact
12 that Doc Wideman's garage when we moved in here was still
13 pumping gas. It doesn't do that anymore, but they never
14 excavated those gas tanks, okay. Dunlap-Swain, they did. I
15 mean, in fact, all -- pretty much up and down Hillcrest Avenue
16 we had gas stations.

17 Folks, the fact of the matter is even if you
18 excavate those tanks, there's leakage that's gone into the
19 ground. And if you go in and dig a big hole in the ground
20 right in the middle of all that it's going to cause ground
21 water contamination. I honestly think there needs to be an EPA
22 environmental impact study done before anybody starts digging a
23 big hole in the ground right there. I think it's probably
24 actually required.

25 Traffic study, you're handling that. But again,

1 look, there's a lot of slow moving targets on Haynie Avenue.
2 I'm one of them. I wasn't, but I am now. We've got children,
3 we've got kids on bikes. And I think everybody knows that when
4 you come up out of an underground parking garage, you can't
5 even see in front of you car until you get level.

6 You're looking at the sky. You're not looking at
7 the kid that just ran in front of you. Underground parking
8 garages in residential neighbors are an absolutely horrible
9 idea. Currently there isn't one, and I don't think that's an
10 accident.

11 Hook and ladder trucks, I don't think there's a hook
12 and ladder truck built that can go up seven stories. I think
13 the maximum is about three. And so in terms of health and
14 safety concerns, that's a concern. We're just not built here,
15 developed here to house skyscrapers. We outsource our
16 skyscrapers, that's what we do.

17 The exit and entrance onto Haynie, again,
18 700-something cars coming and going every day, it's a lot of
19 traffic. Haynie is already heavily trafficked. We get the
20 traffic from the fire station and police department. It's
21 already a heavily trafficked street. Why do we have to
22 sacrifice our lives and our lifestyles so that somebody can
23 make a profit like this?

24 And again, I guess ultimately the question is this:
25 What is the minimum scale that can be done and at the same time

1 not just rip to shreds the existing community structure that we
2 have? Thank you.

3 CHAIRMAN WEST: Thank you.

4 MR. HOLIDAY: Oh, one other thing. Nobody can
5 make a decision in Texas when it's this hot. Okay? We need to
6 wait until September when everybody comes down from the
7 mountains, down from 7,000 feet. It's too hot to make a
8 decision right now. There's no urgency. Thank you very much.

9 CHAIRMAN WEST: And I'm just going to make a
10 statement. If you're the owner of that property, there is an
11 urgency to do something. And you know, if you can't be here,
12 you can't be here. And you know, we have a meeting every
13 month, and we get what's delivered to us. And so I don't find
14 anything wrong with having a meeting in July, August; that's
15 just the way it works.

16 And so -- because several people have commented
17 about that. We had several comments like that in our letters.
18 And you know, if it's important to you, then you'll figure out
19 how to be here. So you're -- you know, again, you have a right
20 to submit letters. We have those. That's a very good way to
21 express your opinion.

22 So anyone else like to speak in opposition? Yes,
23 sir.

24 (Inaudible speaker off microphone.)

25 CHAIRMAN WEST: Sure, Lon, come on up.

1 MR. HOUSEMAN: My name is Lon Houseman, and I
2 live at 4436 Larchmont in University Park. Rick mentioned --
3 I'm familiar -- very familiar with the P zoning district that
4 exists right now. And Rick mentioned that -- you know, that it
5 allows only -- the court case that was decided relating to the
6 Board of Adjustment decision allows -- decided that only
7 surface parking is allowable adjacent to a single family
8 district in a P -- in a P zoning district.

9 And that's true; the Supreme Court's decided that,
10 right? And just for the record, I wanted to clear up that --
11 and I think y'all are all aware of this, but I wanted it on the
12 record that this is a PD request, right? And the P zoning
13 district won't even be applicable anymore.

14 So really the Supreme Court decision and the Board
15 of Adjustment decision related to that is not applicable
16 anymore under the PD; is that correct?

17 (Inaudible speaker off microphone.)

18 MR. HOUSEMAN: Okay. I just wanted to make
19 sure. I think, Bob, you mentioned that at the last meeting.

20 CHAIRMAN WEST: Yeah, I think so. We're going
21 to mention it again that there's a new --

22 MR. HOUSEMAN: I just wanted to make sure that
23 was --

24 CHAIRMAN WEST: Yeah.

25 MR. HOUSEMAN: -- for the record.

1 CHAIRMAN WEST: And Rick was our lawyer on part
2 of that case, and if he doesn't agree with me he can correct
3 me. But we fought to preserve the zoning ordinance that was
4 applicable at the time and applicable to the request by Legacy
5 Hillcrest and -- because it affected the entire zoning
6 ordinance and would affect the Wentwood property that Plaza
7 Preston has and would allow them to do something if we'd lost
8 that legal case, so --

9 MR. HOUSEMAN: That's right. I reiterate so we
10 were really only trying to decide what the P parking
11 district --

12 CHAIRMAN WEST: Right.

13 MR. HOUSEMAN: -- designation allowed. That's
14 all we --

15 CHAIRMAN WEST: We were defending the zoning
16 ordinance.

17 MR. HOUSEMAN: Right.

18 CHAIRMAN WEST: Again, this PD, as Mr. Houseman
19 said, it can be, you know, whatever we're agreeable to. And
20 -- but we, again, use our zoning ordinances to form a certain
21 base for anything that we and I expect the City Council to do
22 on these items.

23 So anyone else like to speak in opposition? And if
24 not, anyone have any question of anybody? I haven't closed the
25 public hearing yet. Any questions of anybody?

1 Okay. I will go ahead and -- we've had two meetings
2 on this, so I will go ahead and close the public hearing part
3 of this hearing. Jim, did you --

4 (Inaudible speaker off microphone.)

5 CHAIRMAN WEST: That'd be fine, yes.

6 MR. STRODE: I did want to address one -- or a
7 couple of things here. First of all, most of my dreams have
8 come true. This is not a dream. It is my job. It's what I do
9 for a living. It is clearly the most outstanding location and
10 piece of property that my firm has ever been able to acquire.

11 And we feel like that as opposed to doing something
12 that blends in with the community, whatever that means -- I've
13 had that comment for several months now that it ought to look
14 like Snider Plaza. I probably -- and even if I get past this
15 tonight, at the City Council I'll probably have that again, and
16 I will bring a slide of the 30 or 40 different individual looks
17 of Snider Plaza to show that there is no consistent
18 architecture in this area. I just thought of that. That's not
19 why I got up here, but I feel compelled to answer the gentleman
20 about that.

21 The height, that seems to be a reoccurring question
22 now. And I used this analogy or example in the first meeting,
23 and I would like for everybody here to hear it -- or everybody
24 in the room to hear it again. We're asking for 114 feet of the
25 parapet height at Hillcrest. The City of UP requires us to

1 measure it from another area, which gets to 120-some odd feet.
2 We're on a hill, which most of you know, and as the gradient
3 goes down it looks higher. If we conversely went up the hill
4 at Hillcrest, it would look shorter.

5 So that's a game. I call it 114 feet. I'm not
6 trying to mislead anybody, but that's how we measure it. I've
7 never been asked in all of our height discussions at other
8 cities been able -- been required to measure different heights
9 from different parts of the building. Our floors are obviously
10 level. That's 114 feet.

11 Having said that, most of the lots that I know of on
12 Haynie are 60 feet wide. The height of this building, although
13 it's taller than the existing building, is less than two of
14 those lots wide. And I'm only -- I'm only back up here to say
15 that to give it some perspective. I've heard it called
16 skyscrapers tonight. I've heard it called, you know, a lot of
17 things that we certainly don't agree with.

18 The last -- the other comment about coming up out of
19 the garage, and -- and I have been in those parking garages,
20 either decks or below where you come up out and you come right
21 up out of the deck and you're right at street level and it
22 is -- ours are not designed like that. I won't go back, but
23 you're on -- you're level to the street level for a good ways
24 on -- at every -- on every entrance and ingress/egress point
25 before you have to make a decision to either travel up or down.

1 So I wanted to clear those up. Thank you.

2 CHAIRMAN WEST: All right. Thank you, Jim.

3 Okay. We've heard a lot from people. I think there -- a
4 number of concerns have been expressed tonight. I think, you
5 know, the design, the height, the above-grade parking I think
6 are the items that I hear mostly.

7 And if anyone else has any other thoughts on that
8 here on the Commission?

9 MS. FARLEY: I just want to comment on the
10 above-grade parking issue. The two stories are 32 feet next to
11 the residential properties, and a home could be built next to
12 those properties at 35 feet. So actually even though it is a
13 parking structure, it is shorter than a home could be in
14 that -- on that lot.

15 CHAIRMAN WEST: Oh, and Jim, I had a question on
16 the upper deck of the parking structure --

17 MR. STRODE: Yes.

18 CHAIRMAN WEST: -- if we -- if we permit that.
19 Have y'all looked at the lighting on that?

20 MR. STRODE: We have. It's not required on
21 conceptual, but we'll have a full photometric study done of
22 that to where there won't be any leakage over that top deck out
23 of that.

24 CHAIRMAN WEST: I know one of the concerns
25 expressed if this was to happen is, you know, no light

1 standards going above the --

2 MR. STRODE: There won't be any light standards
3 on the outer walls. There may be on the interior walls just to
4 reach a safe photometric.

5 MS. FARLEY: From the street will you be able to
6 see cars?

7 MR. STRODE: No. Even in the -- as I talked
8 about before on the -- on this portion of the parking --

9 MS. FARLEY: The top deck.

10 MR. STRODE: -- deck, we have to leave --
11 40 percent of this wall has to be open air screened. And we'll
12 even have a deflective screen there to where you won't be able
13 to see the cars in there. I'm not saying you won't be able to
14 see movement in there at times. But that's -- this is not the
15 first deck required to have screen, so --

16 MR. WALSH: Jim, do you know the height above
17 your finished slab on the top to the top of the wall?

18 MR. STRODE: On the deck -- parking deck? On
19 the top of the deck or from the --

20 MR. WALSH: Yeah. Basically from the top of the
21 parking lot to the top of the wall, do you know that distance?

22 MR. STRODE: It's 32 to 33 feet.

23 MR. WALSH: No, I understand. I'm talking about
24 the --

25 MR. STRODE: You're talking about --

1 (Inaudible due to multiple speakers.)

2 MR. WALSH: The top deck, what's the height of
3 the wall around that? And let me share the reason for the
4 question. The question would be from the second floor of a
5 home standing up looking out a window, so you're six feet above
6 the floor of a typical UP home, would you be able to see the
7 automobile tops?

8 For instance, let's just say a Suburban or a large
9 SUV, what would your view line be if you were directly across
10 the street, second floor, six feet up looking out at the top of
11 that parking garage? Yeah, I'm in my home. I'm on the second
12 floor looking out --

13 MR. STRODE: I would say -- I would say you
14 would be able to. Perhaps, yeah, the tops of them.

15 (Inaudible speaker off microphone.)

16 MR. WALSH: I'd just suggest that whether it's a
17 wall or a screen above the wall that's architecturally
18 integrated that the folks on Haynie would be aesthetically
19 better off if in a new home on the second floor, which would
20 have a higher floor than a 40-year-old home, that we think
21 about that as part of the way to mitigate the fact that they
22 are next to a parking garage. And that would not be a major
23 architectural change, I wouldn't think.

24 MR. STRODE: Our intent is to hide it. Now, you
25 can get tall enough obviously, based on your question, to see

1 it, so --

2 MR. WALSH: There'll be -- there will be one
3 teenager who has, you know, a very high lifted -- very large
4 wheels and very high lifted pickup truck. I don't know if we
5 could ever --

6 MR. STRODE: Maybe he'll get stuck before he --

7 MR. WALSH: -- do that one out of sight. But
8 for the normal soccer mom Suburban, it seems that would be a
9 fair request.

10 MS. FARLEY: Right. And there will be trees.

11 MR. WALSH: Yeah. The trees won't be that tall
12 for awhile. Eventually they will. I had a couple of
13 questions, Jim. Let me go back to them. They were during your
14 comments. I have to find those notes.

15 MR. JORDAN: Mr. Strode, the setback on the
16 surface parking area is currently -- on your proposal is ten
17 feet?

18 MR. STRODE: On our proposal the setback from
19 the property line is ten feet.

20 MR. JORDAN: Say again.

21 MR. STRODE: Setback from the property line is
22 ten feet. But the -- from the curb it's probably -- from the
23 curb it's probably 20 to 25 feet on Daniel, not that far on
24 Haynie.

25 MR. JORDAN: Could you be comfortable with a

1 25-foot set back from the curb?

2 MR. STRODE: It would mean a -- we have a --
3 there's a certain width that you have to make a parking garage,
4 or if -- or you lose a lot of efficiency. I think we may have
5 that on Daniel -- on Daniel. On Haynie, we don't.

6 MR. JORDAN: On Haynie?

7 MR. STRODE: Yeah, I don't believe I can do it
8 on Haynie. I think we have that on Daniel.

9 MR. JORDAN: I think the only place it would be
10 necessary would be on Haynie. It would not be necessary on the
11 other street.

12 MR. STRODE: I can -- I'm ignorant of how far it
13 is from the property line to the curb line over there, to be
14 honest, so --

15 MR. WALSH: Okay, I found what it is. You
16 described -- you don't have the rendering yet, but you
17 described moving the entry -- you don't have to show me the
18 pictures -- on the Haynie side, and then you showed it having
19 the design so that you go to the east and you arrive from the
20 east.

21 MR. STRODE: Yes, sir.

22 MR. WALSH: Is that -- is that driveway in --
23 virtually in the same place as it was on the original
24 rendering?

25 MR. STRODE: Yes, sir.

1 MR. WALSH: So you didn't move it. You only
2 moved the other one?

3 MR. STRODE: That's correct. The angle to the
4 east takes it a little bit farther to the east, because it
5 wasn't --

6 MR. WALSH: Sure, I understand. But your main
7 center line, that original drive didn't change?

8 MR. STRODE: No.

9 MR. WALSH: It was just hard to tell from the
10 rendering -- or from the drawing. And the other question, when
11 you were talking about striping plan on Daniel, in reading
12 the -- your traffic report, I assume you're talking about
13 that -- that turn lane stripe; is that what you're striping,
14 was to create a center --

15 MR. STRODE: Yes, sir.

16 MR. WALSH: -- two-way turn lane, which we
17 discussed?

18 MR. STRODE: And there was a striping plan that
19 the traffic engineer has provided, although he says it's not
20 necessary because of the potential split of the ingress/egress.

21 MR. WALSH: So the purpose -- reading into what
22 you said and trying to take it to the next step, the purpose
23 then of moving the ingress/egress on the Daniel side all the
24 way to the west was to address the issue that came up at the
25 last meeting with regard to that left turn lane, people wanting

1 to go both directions in the left turn lane -- and I can't
2 remember what term they used, but some kind of suicide.

3 MR. STRODE: Suicide lane, yeah. Yeah. It
4 basically asked -- required a stack back into the intersection
5 of Daniel and Snider Plaza, so we moved it west to alleviate
6 that.

7 MS. FARLEY: So I mentioned this in the previous
8 meeting, but I do just want to say it here. I did ask you
9 about in your renderings up until this point if you had any
10 options that had an echo of the architecture in our city or
11 just some piece or hint of that, since it is kind of atop of
12 Snider Plaza and across from SMU and just a part of our
13 neighborhood, and so I'll let you answer that.

14 MR. STRODE: Again, this is a conceptual plan.
15 We have shown more details on this plan than a conceptual plan
16 calls for because we'd like to get the details -- I don't want
17 to spring this on anybody farther down the line. You know, we
18 love the design as it is.

19 It appears there's a vocal group here that doesn't
20 think much of it, so I mean, we can certainly introduce
21 something in there. I don't know what that means really. Does
22 it mean -- it's not going to look like SMU. I mean, there's
23 plenty of red brick at SMU, in my view. And I love SMU, don't
24 get me wrong. But that's on that side of the street, and it --
25 it replicates 100-, 200-year old architecture. And that's just

1 the opposite of what we want to do.

2 MS. FARLEY: Right.

3 MR. STRODE: I live in a very traditional home,
4 always have.

5 MS. FARLEY: Well, as I said, I love this -- I
6 love this building in isolation. And my question is just in
7 our neighborhood is it going to come off how we hope, you know,
8 in that it really brings it together. And so I just challenge
9 you -- I know -- and you live in our neighborhood. I'm sure
10 you want it to be wonderful, too. So that's -- that's the
11 hesitancy and the question in my mind.

12 And you know, we have a couple of modern elements in
13 our neighborhood, and a lot of those -- I think many people
14 would say the fountain at Hillcrest and -- you know, doesn't
15 fit. But then there -- you know, there are areas close by at
16 Northpark where it does look like that but for some reason it
17 doesn't quite fit there as well as we thought. And so I just
18 want to make sure we --

19 MR. STRODE: Well, I can certainly promise we
20 will work on it. I just don't know what that does for us
21 tonight here. I mean, we still have Council to go through,
22 assuming we get a vote tonight here, so --

23 MS. FARLEY: I understand.

24 MR. STRODE: We can sure work on it and get some
25 different looks and different ideas then.

1 MS. FARLEY: Well, I appreciate the things
2 you've done, the walkway, responding to different needs of the
3 community. So thank you for that.

4 MR. WALSH: I did want to add that hook and
5 ladder trucks in the city of Milwaukee are 100 feet reach, and
6 hook and ladder trucks in Europe are typically 135 feet. I
7 would assume that the fire marshall will have to permit and be
8 part of your permit process and your final inspection process
9 and that you'll have to work with him if ours isn't as long and
10 it needs to be --

11 MR. STRODE: Right.

12 MR. WALSH: -- if the code required it. I
13 assume that would be part of your building permit issue, not a
14 zoning issue.

15 MR. STRODE: No, no, it's all --

16 CHAIRMAN WEST: And just to -- a side note to
17 that is we also in University Park have an 01 district, and the
18 building in that 01 district is at least 200 feet tall, could
19 be a little bit taller. But -- so we do have -- you know, our
20 fire department is responsible for that building on Central
21 Expressway, and it's in excess of 200 feet, so --

22 MR. JORDAN: Mr. Strode, with the trash and the
23 delivery to the building, will there be any restriction on the
24 trucks coming out? In other words, will they be able to go
25 both right and left or just left or just right?

1 MR. STRODE: There are currently no planned
2 restrictions. I don't know -- other than garbage trucks -- we
3 will not use city services here. It will be a private -- a
4 private service. The city does not -- is not able to get into
5 that kind of hole, so we've already been told by the staff that
6 we'll use a private carrier there, but we can instruct them to
7 just use Hillcrest.

8 CHAIRMAN WEST: And Jim, was the exit out of the
9 Haynie parking exit there, is that designed for right or left
10 turn, or is it a left turn only?

11 MR. STRODE: Well, we will sign it, as I -- I
12 did bring up earlier that we can hood that. But as even
13 Mr. Tubb brought up, that those hoods don't always -- they'll
14 control -- they'll control the traffic at the point of where
15 the hood is, but when the hood stops -- in order to control it
16 you've got to bring it out here in the middle of the street.
17 You've kind of defeated the purpose of the two-way street,
18 so --

19 CHAIRMAN WEST: And I agree with that. I mean,
20 people --

21 MR. STRODE: Right.

22 CHAIRMAN WEST: No matter how you design it,
23 people sort of --

24 MR. STRODE: And we can make it a --

25 CHAIRMAN WEST: You can't -- people are going to

1 do what they're going to do.

2 MR. STRODE: We can sign only, but then it
3 creates an enforcement issue.

4 CHAIRMAN WEST: So, okay. Any other questions
5 of Mr. Strode or anyone?

6 Once again, some of the things, Jim, that I think --
7 I mean, I'd love to have a vote, and I don't know that
8 anybody -- if someone wants to make a motion, that's fine. But
9 I think -- again, I think the design of the building -- you
10 know, we see a lot of -- that's where I get most of the -- of
11 my comments from people is they just don't like the glass
12 building at that location.

13 And I'm not talking about people just here. I'm
14 talking about people that I run into that talk about the
15 building, because this is a high profile site. Once again, you
16 know, the worst thing that we can do is do nothing, because
17 then we have an ugly building there.

18 So you know, at some point in time in that building
19 -- you know, this site is not for a low rise. It's going to
20 have some height to it, whether that height's 114 feet, again,
21 that's sort of the other thing that I hear mostly is the
22 height. And -- but I think it's going to be -- you know, need
23 to be taller than the building that's there now. I don't know
24 whether, you know, it should be 114 feet or not. And quite
25 frankly, I need to mull on that a little bit longer.

1 I think to the -- to the audience here that are --
2 that some of the design features that have been proposed for
3 this property, you have to make a trade. And we -- if we can
4 get those -- for instance, the plaza at the end of Snider
5 Plaza, you know, if we take away height then, you know, that
6 plaza may disappear and we just get a straight faced building
7 there.

8 And if the -- also the above-grade parking might
9 disappear, and what you get there is probably more office space
10 to compensate for the loss of the building height. So -- and
11 because in the original -- everything that this Commission and
12 previous Commissions and previous City Council did basically
13 included a, you know, two-story office section down the west --
14 you know, west from the main building.

15 So at some point in time, you know, there's some
16 trades there that have to be made in what we end up with at
17 this site. And -- and so I think that's something that the
18 Commission, you know, has to think about and also the City
19 Council has to think about.

20 So that being said, I don't know that we're ready to
21 vote on this tonight. But unless somebody --

22 MR. WALSH: I'd like to make that motion, at
23 least have a motion on the table --

24 CHAIRMAN WEST: Okay.

25 MR. WALSH: -- for discussion. I would move

1 that we approve as submitted with the following changes the
2 plan for proposed PD zoning, those -- that the developer
3 submitted, with the following changes: Increase the height of
4 the Haynie side parking wall on the top deck to allow for a
5 blocking of the view from the second floor window at eye level,
6 which would -- my eye level is six feet, zero inches above
7 finished floor -- of a modern construction -- constructed home,
8 that being one that's -- that has the higher ceilings on the
9 first floor, thus a higher second floor floor level, and that
10 that would block the view of a normal sized large SUV. And by
11 example I would call it a Suburban of the Denali style, because
12 those are a little bit bigger tires.

13 The second condition would be that all changes
14 proposed by the developer since his original submittal -- the
15 developer's original submittal, would be part of the ultimate
16 zoning and that the developer hold the reflectivity, if he
17 indeed decides to go with a glass building to 12 to 20 percent
18 as opposed to his proposed 12 to 25 percent.

19 CHAIRMAN WEST: A motion has been made to
20 approve as submitted with -- subject to increasing I guess the
21 parapet on the parking structure side of Haynie to hide
22 SUV-type cars?

23 MR. WALSH: Yeah. And again, it wouldn't
24 necessarily be the parapet, but to provide screening --
25 architectural screening. So it could be the parapet with some

1 kind of an additive on it.

2 CHAIRMAN WEST: Or screening, okay.

3 MR. WALSH: Yeah, to block the view. Something
4 that screens the view.

5 CHAIRMAN WEST: To block the view from the
6 second level of a residential structure.

7 MR. WALSH: A newer style residential structure,
8 because some of those existing homes you would think would
9 be --

10 (Inaudible speaker off microphone.)

11 CHAIRMAN WEST: Let me finish doing this. All
12 changes submitted by developer be part of -- of -- how did you
13 say that?

14 MR. WALSH: All changes proposed by developer
15 since the original submittal would become part of the ultimate
16 zoning.

17 CHAIRMAN WEST: Okay. And then hold
18 reflectivity to --

19 MR. WALSH: Let's just call it not more than
20 20 percent.

21 CHAIRMAN WEST: To not more than 20 percent. Is
22 there a second to that motion?

23 MR. HARRIS: Second.

24 CHAIRMAN WEST: The motion has been seconded by
25 Neil Harris. Discussion? Is there any discussion?

1 MR. JORDAN: Mr. Chairman, I do have a concern
2 as to the matter of the height as to whether or not we are
3 establishing a precedent that can come back to haunt us in the
4 future with respect to development up and down Hillcrest.
5 That's one of those nagging fears that I have in connection
6 with it.

7 CHAIRMAN WEST: I don't know what the zoning
8 allows down Hillcrest. And I think -- you know, again,
9 anything above a certain height has to go to a PD.

10 MR. JORDAN: That's part of my concern is I can
11 try to visualize ten years from now a whole series of buildings
12 going down that street with that height. Now, maybe the
13 parking requirements would prohibit that because of the amount
14 of space that's available. But I have -- I do have a concern
15 about the height as a result.

16 CHAIRMAN WEST: And what -- is there -- I guess
17 going against the motion or are you --

18 MR. JORDAN: I'm discussing at this point.

19 CHAIRMAN WEST: Yeah. Well, I mean, I think --
20 again, I think everything has to -- would, you know, have to
21 have obviously a hearing and a Council's hearing. And I don't
22 know that any site in the city is as unique as this site for,
23 you know, what's proposed. And you know, they have -- have
24 their limitations as far as depth and area available. But it's
25 a valid concern, and that's certainly been raised by some of

1 the people that we've received letters from.

2 MR. WALSH: I would like to comment.

3 CHAIRMAN WEST: Okay.

4 MR. WALSH: I would prefer not to have a glass
5 building, but if we're going to have a glass building that's
6 the reason I put the reflectivity down on the very lower end as
7 opposed to the first -- the first 25 percent. I'd rather it be
8 in the first one-fifth, not the first quarter as far as
9 reflective aspects of the glass.

10 CHAIRMAN WEST: Okay. A motion has been made
11 and seconded.

12 (Inaudible speaker off microphone.)

13 CHAIRMAN WEST: I don't recollect that
14 personally that it has. But the city attorney said it will
15 be -- will be required at -- I guess at Council or -- maybe,
16 yeah, could be. But -- and according to our city attorney,
17 it's not required by P&Z. So -- so anyway, all in favor of
18 this motion?

19 MR. HARRIS: Aye.

20 MS. FARLEY: Aye.

21 MR. WALSH: Aye.

22 CHAIRMAN WEST: Opposed?

23 MR. JORDAN: Aye.

24 CHAIRMAN WEST: Okay. Motion carries three to
25 two. This case will go to the City Council I believe, Rob, on

1 August 2nd. So again, they will have a full public hearing as
2 we've had tonight and, you know, so you'll have a chance to
3 voice your opinions once again at the City Council.

4 There are no other items on our agenda tonight, and
5 so this meeting is adjourned.

6 (End video recording.)

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2 COUNTY OF DALLAS)

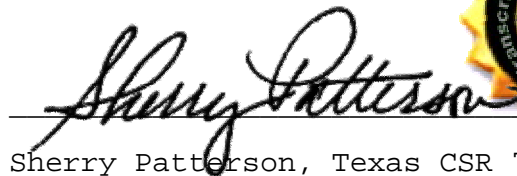
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