



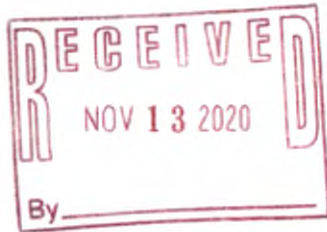
**PLANNING AND ZONING COMMISSION
UNIVERSITY PARK, TEXAS**

**SUMMARY OF RESPONSES
November 18, 2020**

P&Z 20-006

Responses within the 200 foot buffer

Number of notices mailed	213
Number of responses received	9
OPPOSED	3
IN FAVOR	4
UNDECIDED	2



ROBERT W. TEETER

**3309 Colgate
Dallas, Texas 75225**

Planning and Zoning Commission
3800 University Boulevard
University Park, Texas 75205

Re: PZ 20-006

Dear Members of the Planning and Zoning Commission.

I am a resident of the City and have an ownership interest with others in several Snider Plaza buildings. In our view the parking ratio requirements applied to Snider Plaza in 2009, while well-intended, have had terrible consequences. In our experience, the requirements kill deal after deal with potential tenants. I strongly support the request from City Staff for modification.

Consider the typical retail space, with a ratio of 1:200. We have to rule out any potential tenant with a 1:100 use. Worse, we also have to rule out any potential tenant with a 1:300 use. That really limits leasing opportunities!

In the case of a 1:100 use, we have to rule it out because additional parking is required, and it cannot be provided. This is true even when additional parking options exist. For example, while we were pleased to lease (pre-Covid) the former Buda Juice retail space to another retail use, our preference was to expand our tenant East Hampton into that space. But we could not do that. East Hampton is a 1:100 use and under the ratio rules we would have had to provide 4 additional parking spaces, which we do not have. And even though the City has 50 spaces in the new garage, there is no mechanism for them to be part of a solution. A nice expansion that would be positive for the community was killed over 4 parking spaces.

In the case of a 1:300 use, which does not require any additional parking, we also have to rule it out for a retail space. This is because leasing a 1:200 space to a 1:300 use means we cannot then lease that space to a 1:200 use again in the future without providing additional parking. Over the years we have actually lost many, many deals for this reason. For example, we recently had a prospect that wanted to open a store in a retail space. The main business, in the front 2/3 or so of the space, was the retail sale of dog and cat treats and accessories. The back 1/3 would be a single veterinarian office. The use was deemed to be 1:300 by the City so we did not move forward. To do so would prohibit us in the future from leasing that retail space to a retail use.

These are just a few examples. The ratio rules in practice limit, restrict or prevent leasing. That was true before the pandemic, and worse with the pandemic. Please modify them.

Sincerely,


Robert W. Teeter

benton rutledge properties
commercial & investment properties



November 12, 2020

Robert H. West
University Park P&Z Chairman
3800 University Blvd.
Dallas, Texas 75205

Dear Bobby:

Just wanted to let you know that, as a Snider Plaza Property Owner I am in agreement and support of Paris Rutherford's recommended change in parking requirements in Snider Plaza from 1-200 to 1-100 for RESTAURANTS only. I believe that a change for all uses to 1-100 would be counterproductive and detrimental to Snider Plaza's future due to the type of tenants it would attract – i.e. nail salon, beauty shops, etc. that use a lot more parking spaces than the typical retail shops need for their businesses.

Sincerely,

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

Benton Rutledge



November 12, 2020

**Planning and Zoning Committee
City of University Park
3800 University Blvd
University Park, TX 75205**

Dear Committee:

I wholeheartedly support the Mayor's proposal to change the current parking restrictions in Snider Plaza from 1:100 to 1:200.

Thank you for your attention to this matter.

Sincerely,

**Jerry Porter Washam
Ralph Porter Company**



GERRY TEXAS PROPERTIES LLC
% MAAMIN PROPERTIES LLC
49 WEST 45TH ST
NEW YORK, NY 10036

NOTICE OF PUBLIC HEARING
PZ 20-006

The Planning and Zoning Commission of the City of University Park will conduct a public hearing at 5:00 PM on Tuesday November 10, 2020, in the Council Chambers of City Hall, 3800 University Blvd., University Park, Texas. Consideration will be given to the following items:

PZ 20-006: Consider a request from Staff to modify the parking ratio requirements for Planned Development District 1-R, Snider Plaza.

Interested parties are invited to attend the hearing and speak to the Commission. If you have any questions pertaining to this case please call 214-987-5423. Please complete this form and return it the Monday prior to the date of the public hearing. Your reply may be sent by mail or hand delivered to: Jessica Rees, City Planner, City of University Park, Community Development Department, 3800 University Boulevard, Texas 75205.

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

(Circle one) IN FAVOR

OPPOSED

UNDECIDED

Name:
(Please Print)
Signature:

Roy Kirsh

Address:

49 West 45th St. New York, NY 10036

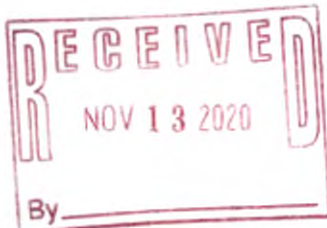
Comments:

6900 Snider Plaza - ownership

Zoning Change and Amendment Process

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

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



NOTICE OF PUBLIC HEARING

PZ 20-006

DATE CHANGE

The Planning and Zoning Commission of the City of University Park will conduct a public hearing at 5:00 PM on **Wednesday November 18, 2020** in the Council Chambers of City Hall, 3800 University Blvd., University Park, Texas. Consideration will be given to the following items:

PZ 20-006: Consider a request from Staff to modify the parking ratio requirements for Planned Development District 1-R, Snider Plaza.

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

(Circle one)

IN FAVOR

OPPOSED

UNDECIDED

Name:
(Please Print)

Signature:

Address:

Comments:

Roy Kish

[Signature]

49 West 45 St. New York, NY 10036

*for Gary Texas Properties, LLC
6900 Snider Plaza, Dallas*

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MARSHALL JOHN MCCLELLAN &
JAMIE L
3418 DANIEL AVE
DALLAS, TX 75205

NOTICE OF PUBLIC HEARING
PZ 20-006

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

(Circle one) IN FAVOR

☒ OPPOSED

☐ UNDECIDED

Name:

(Please Print)

Signature:

Address:

Comments:

JOHN MCCLELLAN MARSHALL &

JAMIE L. MARSHALL

3418 Daniel, 75205

Zoning Change and Amendment Process

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RACHAL HOLLI
3422 WESTMINSTER AVE
DALLAS, TX 75205

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

(Circle one) IN FAVOR

OPPOSED

UNDECIDED

Name:
(Please Print)

Signature:

Address:

Comments:

Holli Rachal

Holli Rachal

3422 Westminister Ave

Already, there is not enough parking. If this passes it will make the parking issue worse!

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RECEIVED

NOV 9 2020

BY: *rdp*



SWIFT GILBERT MANUEL
3416 DANIEL AVE UNIT 3416
DALLAS, TX 75205

NOTICE OF PUBLIC HEARING
PZ 20-006

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

(Circle one) IN FAVOR

OPPOSED

UNDECIDED

Name:
(Please Print)

Gilbert M. Swift

Signature:

GMS

Address:

3416 Daniel Ave, University Park, 75005

Comments:

Don't need more hair salons, nail salons. Need more parking for restaurants, else will be towing cars from my driveway. These block me "just" for a second. No.

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CROCKETT DAVID S
CREDIT SHELTER TRUST
12377 MERIT DR STE 777
DALLAS, TX 75251

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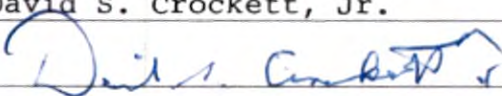
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****Please Type or Use Black Ink.**

(Circle one) IN FAVOR

OPPOSED

UNDECIDED

Name: David S. Crockett, Jr.
(Please Print)
Signature: 
Address: 12377 Merit Drive, Suite 777 - Dallas, TX 75251
Comments: _____

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VINYARD PAUL & MARY BETH LIVIN
20125 FIDDLERS GREEN RD
FRISCO, TX 75036

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

(Circle one) IN FAVOR

OPPOSED

UNDECIDED

Name:
(Please Print)

Signature:

Address:

Comments:

Tiffany Vinyard Wheelers

Tiffany Vinyard Wheelers

6607 Hillcrest Dallas TX 75205

I've seen your early plans but don't know exactly what this entails.

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