



City of University Park

City Hall
3800 University Blvd.
University Park, TX 75205

Meeting Minutes City Council

Tuesday, August 16, 2016

5:00 PM

Council Chamber

PRE-MEETING WORK SESSION(S)

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

I. CALL TO ORDER

- A. INVOCATION: Director of Public Works Jacob Speer
- B. PLEDGE OF ALLEGIANCE: Director of Public Works Jacob Speer / Boy Scouts
- C. INTRODUCTION OF COUNCIL: Mayor Olin Lane, Jr.

Present: 4 - Mayor Olin Lane, Councilmember Taylor Armstrong, Councilmember Randy Biddle and Councilmember Gage Prichard

Excused: 1 - Mayor Pro Tem Dawn Moore

- D. INTRODUCTION OF STAFF: City Manager Robbie Corder

Staff in attendance included Community Information Officer Steve Mace, Director of Information Services Dale Harwell, Chief of Police Greg Spradlin, Communications Specialist / Deputy City Secretary Amanda Hartwick, City Secretary Christine Green, Director of Public Works Jacob Speer, Community Development Director Patrick Baugh, Fire Chief Randy Howell, Library Director Sharon Martin, Director of Parks Gerry Bradley, Purchasing Manager Elizabeth Anderson, Director of Finance Tom Tvardzik, and Organizational Development Director Lea Dunn.

II. AWARDS AND RECOGNITION

None

III. CONSENT AGENDA

[16-137](#)

Consider approval of the purchase of service contracts for public safety radio equipment

City Manager Corder said that this agenda item is for the purchase of service contracts with Motorola for public safety radios and signal equipment at a cost of \$81,369.24. He said that the City has reduced the cost of this contract since last year by reducing the number of radios and pieces of equipment covered under the contract. The service plans are available through an HGAC contract and therefore satisfy State purchasing guidelines.

These contracts were approved.

[16-138](#)

Consider approval of a professional services contract with Emergicon for EMS billing services

City Manager Corder said that this agenda item is to consider approval of a professional services agreement with Emergicon. Emergicon has been providing EMS billing services to the City since 2015. These services include filing bills from ambulance calls with the insurance companies and then contacting the patients to collect their portion of the invoice. The terms of this contract give Emergicon a commission of up to 11% of monthly revenue collected. Staff recommends renewal of this contract.

This contract was approved.

[16-144](#)

Consider approval of the minutes of the August 2 and August 8, 2016 City Council meetings, with or without corrections.

The minutes were approved.

Approval of the Consent Agenda

A motion was made by Councilmember Armstrong, seconded by Councilmember Biddle, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 4 - Mayor Lane, Councilmember Armstrong, Councilmember Biddle, and Councilmember Prichard

IV. MAIN AGENDA

16-140

Consider an ordinance abandoning Right-of-Way at 4401 Stanhope

Director of Public Works Jacob Speer gave a presentation. This property is at the southwest corner of Armstrong and Stanhope. The property owner wants to purchase some excess right-of-way adjacent to his property. Jacob said that the City has no use for this property as all of the utilities are located well-outside the strip of land. The property owner has offered to buy the 1,245 square feet of property for \$115 per square foot in the amount of \$143,175 and staff recommends approval.

A motion was made by Councilmember Biddle, seconded by Councilmember Armstrong, that this ordinance be adopted. The motion carried by the following vote:

Aye: 4 - Mayor Lane, Councilmember Armstrong, Councilmember Biddle, and Councilmember Prichard

Enactment No: ORD No. 16/016

16-141

Consider an ordinance establishing a Residential Parking District near the Park Cities YMCA

Director of Public Works Jacob Speer gave a presentation regarding this proposed residential parking district (RPD) near the Park Cities YMCA. Since this RPD was discussed at the July 19 City Council meeting, staff met again with area residents and the First Unitarian Church to agree upon some details of the RPD.

Jacob covered the agreed-upon hours of enforcement for the parking district along with a list of conditions in which there could be a suspension of the RPD. He also showed a map of the area with the proposed RPD, location of no parking signs, etc.

John Bunten, 3613 Wentwood Drive, representing the YMCA, spoke and said that the YMCA is in favor of this parking district. He said he appreciates the City officials and staff who have assisted with the YMCA reconstruction process.

Former Councilmember and area resident Jerry Grable said he is in favor of the RPD and appreciates the City and staff for working to resolve concerns.

The Reverend Daniel Kanter of the First Unitarian Church spoke. He said he appreciated the staff for all their work on this item.

A motion was made by Councilmember Taylor Armstrong, seconded by Councilmember Gage Prichard, to adopt this ordinance. The motion carried by the following vote:

Aye: 4 - Mayor Lane, Councilmember Armstrong, Councilmember Biddle, and Councilmember Prichard

Enactment No: ORD No. 16/017

[16-122](#)

Consider approval of an ordinance to amend Planned Development District Number 8 (PD-8), (Highland Park United Methodist Church) including a detailed site plan, to demolish the existing family activity center (Biggers Building) and construct a new family activity center on the site located at 5809 Hillcrest Avenue.

Director of Community Development Pat Baugh gave a presentation about this proposed amendment to the Planned Development District Number 8 (PD 8) which will allow the Highland Park United Methodist Church to demolish its existing family activity center (Biggers Building) and construct a new facility. Pat said that staff is recommending a change to the ordinance included with this agenda by reducing the number of required parking spaces from 135 to 133.

A motion was made by Councilmember Randy Biddle, seconded by Councilmember Taylor Armstrong, to adopt this ordinance with an amendment to reduce the number of required parking spaces from 135 to 133. The motion carried by the following vote:

Aye: 4 - Mayor Lane, Councilmember Armstrong, Councilmember Biddle, and Councilmember Prichard

Enactment No: ORD No. 16/018

16-145

Continue a public hearing and consider a request by James E. Strode, for a change of zoning from three different adjoining districts into a single, mixed-use Planned Development District., including consideration of an illustrative Conceptual Site Plan. The subject tract is approximately 1.58 acres, situated between Daniel and Haynie Avenues and West of Hillcrest Ave., and described as part of lot 6 and all of lots 7 thru 12, Block 3, University Park Addition.

Community Development Director Pat Baugh gave a presentation about the property at 6517 Hillcrest and the proposed concept plan for its redevelopment.

Mayor Lane read a statement to introduce the public hearing with the history of the rezoning request and the process of reviewing it to date.

Mr. Jim Strode, of 4301 Bordeaux and the project developer, gave a presentation about his proposal. He said he represents SPC Hillcrest which owns the site.

Wayne Johnson, 3601 Haynie, spoke in opposition to the proposal. He said that he provided a copy of a neighborhood petition to the Council. He said that the group found out late about this proposal when it was presented to the Planning and Zoning Commission and didn't have time to mobilize. He said that the building proposed for this site doesn't fit the profile of the area. He said he believes that the building is too big and will generate too much traffic. He said he is concerned about the development bringing traffic into the residential neighborhood. He said that the neighborhood has commissioned its own traffic study and will bring the results to the City Council.

Rick Tubb, 3407 Haynie, spoke in opposition to the proposal. He said the first communication he had had with Mr. Strode was June 11. He said he feels that the neighborhood hasn't had enough time to familiarize itself with the project and respond to it. He said he feels that Mr. Strode is being given an exception to the Planned Development (PD) requirements that the previous owner was not given. He said that he represented the City in litigation by the previous property owner and that gives him special knowledge of the area and the issues of redeveloping this site.

Sloane Phillips, 3429 Haynie, said she is concerned about safety in the neighborhood. She said her sons ride their bikes in the area. She said there's already too much traffic in the area, especially when school is out at 3 p.m. She said that having a parking garage across the street from her house will decrease her property values.

Jack Gosnell, 3445 Haynie, said he has lived there for 45 years. He said that he is concerned with the height of the project. He wants it capped at its current height. He said he had previously been involved with the development of the Oak Lawn section of Dallas.

Phillip Wise, 3444 University, said he has lived in the community for 60 years. He said he is generally in favor of the project but wants the developer to compromise on some items. He said he doesn't want an entrance/exit from Haynie into the parking garage, and he wants the garage to be built with a setback from Haynie. He said the biggest threat to their property values is managing congestion and safety.

Steve Dawson, 8440 Tulane, said he owns multifamily complexes on Daniel and Haynie. He said he did not receive a notice from the City and believes he is within the 200 foot notice area and should be considered in the neighborhood vote that would force a supermajority vote of the City Council in order to approve this PD amendment. He believes this proposal is the same as the previous three proposals and doesn't understand why the Council would entertain it.

Katherine Blair, 3409 Haynie, said she picks up trash every day in the area and wants less traffic so there will be less trash.

Frank Fleming, 3326 Rosedale, said he has lived here for 36 years. He said he is concerned that approving the height of the building might set a bad precedent for future developments. He said he does not like the facade and wants the stone striping to continue all the way around the building. He said he wants a setback so that the building won't be so close to the street.

Elizabeth and Peter Moir, 6817 Golf, were called to speak, but declined, saying that their concerns had been expressed by earlier speakers.

Jackie Tharp, 3439 University Blvd., complained about the traffic on University and said she felt that a development this big would increase traffic too much.

Mary Lou Neel, 3421 Haynie, said that her neighborhood has fought the development consistently. She said that there are a number of people with breathing problems on Haynie and this new development will cause a hardship for these people. She said this project will decrease her property value. She said her main objection is that she was not notified of this project. She said that University Park does not need this project. She said she is very opposed to this and is considering selling her home.

Roger Fullington, 7702 Caruth, spoke as a Snider Plaza property owner. He said he is in favor of this project. He said he believes there are some wider benefits for the people of University Park. He said it's the only walking shopping center in the area. He said that Mr. Strode has an excellent record of development. He said it's inevitable that this site will be redeveloped at some point and that it's been two decades since this site was under consideration. He said that there is a lack of parking in Snider Plaza, especially for employees. Mayor Lane asked how many employees in those two blocks would park in an off-premises parking garage. Mr. Fullington said he thought that 50-70 employees work in the restaurants in the first two blocks, and maybe 200 total employees in the entire shopping center. He said he thinks that \$50 per month is what employers/employees might be

willing to pay for a parking spot in Snider Plaza.

Rachel Davis of 4348 Potomac said she hopes that we will end up with a jewel at the end of Snider Plaza and that finally there will be a development where the bank has been. She said that Jim Strobe has shown a willingness to compromise. She encouraged the Council to approve the Strobe proposal.

Ray King, 3500 Caruth Blvd., said he used to be a resident on Haynie when the bank building was fully operating and had full parking lots. He said that cars at that time would exit Hillcrest, not Haynie. He praised Jim Strobe as a developer and said he hopes his project is approved. He said he believes that retail will slow and fail in Snider Plaza if more parking isn't provided. He said that this development will generate more sales tax in the community and that is needed.

Robert Thetford of 3437 Rankin said he has attended several P&Z meetings. He said that he and his wife walk to Snider Plaza on many evenings and is in favor of the new development. He said he doesn't like the blighted building currently on the site.

Jim Strobe responded to the comments. He said that there had been an effort to reach out to stakeholders about the proposed development. He said he has been honest with the community and those potentially affected by his project. He said he has a 4:1 density and had to make the building taller in order to make it worth the effort. He said he thinks they can be part of the solution in Snider Plaza. Mayor Lane asked if Mr. Strobe could provide \$50/month parking spots to employees. Mr. Strobe said he will be charging the tenants \$150/month for parking in the building. He promised the Mayor that he would get back with a final parking spot number as soon as he knows.

Councilmember Armstrong said the Council has heard the neighborhood, read their letters and their concerns. He said no one will be 100% happy. He said that the proposed development is well-designed and aesthetically pleasing. He asked the developer about the Haynie parking garage. He wanted the developer to provide some detail about what the parking garage wall looked like. Mr. Strobe said that he plans to green-out the wall and screen it from the homes across the street. He said there won't be any concrete walls there - maybe masonry or travertine. Councilmember Armstrong asked about the height of the ceilings. Mr. Strobe said they want 10 foot ceilings for their office space and won't trim it to eliminate height from the building. Councilmember Armstrong said they are still waiting on a traffic study but that traffic is a big concern to him.

Councilmember Biddle said that he was a P&Z Commissioner when this was the Huddleston development so he has a unique perspective on this building. He said that the current building is an eyesore and this proposed development offers a desirable improvement to the community.

Councilmember Gage Prichard said he had heard some good comments

both in opposition and in favor of the project. He said there's some work to do on height and on parking, but praised the developer for his work.

Mayor Lane thanked Mr. Strode and his group for being responsive to the City and the stakeholders in the development. He said he still has concerns about the parking and he prefers the original rendering that Mr. Strode submitted that showed a mix of office and retail instead of a parking garage. Mayor Lane wants 95 feet for total height of the building and those lots should be restricted to 35 feet. He wants no lights to ever shine out to the neighborhood. Mayor Lane is also concerned about the traffic and wants another traffic engineer to review the situation. Mayor Lane said he believes firmly that this development should happen and that Strode is the developer to do it, but he wants a few more compromises. He said he appreciates that the developer needs to create a development that will be economically viable.

He said that this public hearing will be continued at the next City Council meeting on September 6.

[16-143](#)

Public hearing on proposed FY2017 tax rate

Director of Finance Tom Tvardzik gave a presentation about the FY2017 Proposed Tax Rate.

He said that the Texas Tax Code requires the City to calculate and publish the effective tax rate (ETR). The ETR provides the City with the same amount of tax revenue as the previous year, based on the same properties. However, it does not provide for any increase in the cost of running the City. These rates are calculated by the city's tax collector, the Dallas County Tax Office.

The City is also required by statute to provide notice and hold at least two public hearings before adopting an annual property tax rate that exceeds either the ETR or the "rollback rate" (RTR, which is ETR plus 8%).

The applicable tax rates for the 2016 tax year (FY2017) are as follows:

- 2016 ETR = 24.0447 cents per \$100 of taxable value
- 2016 RTR = 25.9682 cents per \$100 of taxable value
- 2015 University Park property tax rate = 25.893 cents per \$100 of taxable value.

At its meeting of August 8, 2016, the City Council adopted a 2016 maximum proposed tax rate of 25.893 cents per \$100 of taxable value. As this rate exceeds the ETR, public hearings must be held. Notice of the hearings was placed in the August 12, 2016 edition of The Park Cities News.

As noted in the published item, the maximum proposed rate should be considered a "not-to-exceed" rate. City Council may adopt a final tax rate at or below (but not higher than) the rate in the notice.

Mayor Lane opened the public hearing. There were no speakers, so he closed the public hearing.

V. PUBLIC COMMENTS

None

VI. ADJOURNMENT