



City of University Park

City Hall
3800 University Blvd.
University Park, TX 75205

Meeting Minutes City Council

Thursday, September 22, 2016

5:00 PM

Council Chamber

WORK SESSION

I. CALL TO ORDER

II. OPEN WORK SESSION - No action will be taken

City Manager Corder said the purpose of this work session is to give the Council the opportunity to discuss Mr. Strode's change of zoning request at 6517 Hillcrest and ask questions of staff. He introduced Director of Community Development Pat Baugh to give a presentation. Pat showed the Council four possible options for the developer.

Do nothing

Pat said that the developer may opt to leave the site as is.

Resume use of existing building at 6517 Hillcrest

Councilmember Taylor Armstrong asked if the developer, Mr. Strode, could simply renovate the existing building without Council approval. Pat said "yes", the property is grandfathered in its current state with the current parking on the site.

New building in compliance with existing zoning

Pat said that another option would be for Mr. Strode to construct a new building in compliance with existing zoning. The maximum floor area would be 40,000 square feet, the maximum height would be 60 feet.

New building with proposed planned development

The application under consideration is a new building with a proposed planned development. The height is proposed at 114.5 feet, with a subsequent possible reduction to 99.5 or 95 feet.

The setbacks would be:

- Front (Hillcrest) 20' (no setback per O-2 requirements)
- Sides (Daniel and Haynie) 10' (10' per O-2 requirements)
- Rear 10' (10' per P-District requirements)

Pat said that parking is still to be determined for the site. Some items that have been discussed related to parking include:

- Park/Recreation substitute
- Office occupancy substitute
- Sub-grade, at-grade, above-grade

- Ingress/Egress
 - Daniel
 - Haynie
- Access Proximity to
 - Hillcrest
 - Dickens
 - Snider Plaza

Pat showed a rendering of what the new building might look like.

The Council reviewed each aspect of the development:

Garage Access

Pat introduced Jody Short of Lee Engineering, traffic study consultant, and said that he was available to answer any questions. Councilmember Armstrong asked Jody what would happen if the Haynie entrance to the parking garage were eliminated. Jody said that it would move all traffic so that it would come and go from the Daniel entrance. However, he said he hadn't thoroughly vetted this idea.

Height

Councilmember Biddle said he thinks that 95' is reasonable for the height of the building. The Mayor agreed. Councilmember Prichard said he did not want the building to be taller than the SMU law library (80').

Parking

Mayor Pro Tem Moore said that she liked the developer's first rendition that had a two-story office structure over the parking structure. Mayor Lane said he is opposed to building such an office structure because building occupants would be able to look down onto peoples' homes and they would have less privacy. Councilmember Prichard said that this may be the only chance for the next 30 years to purchase land and procure new parking. Mayor Pro Tem Moore asked about the City's arrangement for the library in The Plaza at Preston Center. The City Manager said that the City owns the 2nd floor of the building in The Plaza at Preston Center but leases the room space on the third floor. Mayor Pro Tem Moore said she thinks that the extra 100 parking spots requested by the City seemed to be causing much of the hesitancy in this discussion. The Mayor said that the developer does not need the parking spots, that he would be adding them because of the City's requirement and then would likely charge to park in the spots to recoup his costs. Mayor Pro Tem Moore said that she would like to see parking that begins at-grade and goes underground for below-grade parking. Councilmember Armstrong said he is sensitive to the Haynie residents' concern about not wanting to look at above-grade parking. Mayor Pro Tem Moore said that if there is retail on the second floor like a restaurant, she would want to park in the above-grade parking structure on the 2nd floor close to the restaurant.

Total Floor Area

Mayor Lane noted that there is a difference of about 15,000 square feet between the 127,880 square feet proposed by the developer and the

112,500 suggested by the neighborhood group. The Mayor said he is comfortable with 127,880 square feet as it is only about 10% more than the residents want. Mayor Pro Tem Moore said she was on the Council when they approved a 135,000 square foot development for this site. She noted that the square footage for that development would have been stretched over a larger area and was not as dense as this proposal. Councilmembers Prichard and Biddle concurred with the 127,880 height for the development.

Exterior

Mayor Lane moved on to discuss the exterior of the building. He said he appreciated the developer's compromise to add the stone ribboning around the exterior of the glass facade. Councilmember Prichard echoed the Mayor's comment and suggested that the north side of the building be a solid color rather than all glass. Mayor Pro Tem Moore said there's so much architectural variety in Snider Plaza that uniformity doesn't really matter. Councilmember Biddle said he thought it would be hard to design a building to "match" Snider Plaza as it's such a hodgepodge of styles.

Councilmember Prichard added that whatever is developed here is going to set the character for what develops in the future in Snider Plaza.

Councilmember Armstrong said that Snider Plaza is basically two strip centers facing each other across a not-so-wide strip of street, and that this new development could become an anchor for the plaza.

Setbacks

Councilmember Prichard asked for clarification about the setbacks on the development specifically about the 20' setback from Haynie. Community Development Director Pat Baugh explained that the setbacks are measured from the property line, not from the street curb. If the development got permission to landscape along what is now on-street parking on Haynie, this would not count toward the setback requirement as it is not at the property line.

Traffic

Councilmember Prichard asked if anything could be done with the streets around the development to improve traffic. Director of Public Works Jacob Speer said that there is room on the south side of Daniel to possibly widen it. There is less room moving west on Daniel to widen the street. He suggested that Daniel as is could have three lanes of traffic to include a turn-only lane by just re-striping the street.

Present: 5 - Mayor Olin Lane, Councilmember Taylor Armstrong, Mayor Pro Tem Dawn Moore, Councilmember Randy Biddle and Councilmember Gage Prichard

III. ADJOURNMENT

Mayor Lane adjourned the meeting at 6:25 p.m.