



# City of University Park

City Hall  
3800 University Blvd.  
University Park, TX 75205

## Meeting Minutes City Council

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Tuesday, March 20, 2018

5:00 PM

Council Chamber

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### PRE-MEETING WORK SESSION(S)

*4:00 - 4:15 P.M. The City Council met in open work session to receive an update from Director of Public Works Jacob Speer regarding the abandonment of obsolete sanitary sewer main along Golf Drive. No action was taken. Council Conference Room, 2nd floor, City Hall.*

[18-062](#) Abandonment of obsolete sanitary sewer main along Golf Drive

*4:15 - 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

*Rollcall*

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

**Excused:** 1 - Mayor Pro Tem Dawn Moore

A. INVOCATION: Assistant City Manager Lea Dunn

B. PLEDGE OF ALLEGIANCE: Assistant City Manager Lea Dunn / Boy Scouts

Boy Scouts Hank Valenta of Troop 815, Johnny Lipscomb, Baker Lipscomb, John Middendorf, Sean Markey, and John Sartain of Troop 82, and Byrum Duhé of Troop 70 were present as part of earning their Citizenship in the Community and Communication merit badges. They assisted Assistant City Manager Lea Dunn and the City Council in leading the Pledge of Allegiance.

C. INTRODUCTION OF COUNCIL: Mayor Olin Lane, Jr.

**D. INTRODUCTION OF STAFF: City Manager Robbie Corder**

Staff in attendance included Director of Communications & Marketing Steve Mace, Director of Information Services Dale Harwell, Chief of Police Greg Spradlin, Special Projects Coordinator Amanda Hartwick, City Secretary Christine Green, Director of Parks & Recreation Gerry Bradley, Director of Public Works Jacob Speer, Assistant City Manager Lea Dunn, Fire Chief Randy Howell, Director of Human Resources Alicia Dorsey, Director of Finance Tom Tvardzik, Purchasing Manager Elizabeth Anderson, Controller Civic Yip, Human Resources Assistant Belinda Aldrete, and Community Development Director Patrick Baugh.

**II. AWARDS AND RECOGNITION**[18-067](#)

Recognize the 2017-18 Leadership Academy class.

Amanda Hartwick, Special Projects Coordinator, introduced the Leadership Academy program, the classes and topics covered during the program, and the capstone projects completed by class groups. She said that one group developed a business plan for managing the concession stand at the pool, and the other group worked on an employee volunteer program.

Ann Allen, Adrian Banda, Dianne Hailey, Felipe Mota, Jennifer Post, Chris Smith, Roberto Soto, Thomas Ta, Adriana Wallace, and Fernando Zavala were thanked for their participation in the program and their work on the capstone projects, and received Certificates of Achievement from City Manager Robbie Corder and Mayor Olin Lane.

**III. CONSENT AGENDA**[18-061](#)

Consider approval of the minutes of the March 6, 2018 City Council Meeting, 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**

18-068

Consider approval of a consulting agreement with Catalyst Urban Planning to perform a feasibility study and cost estimate for parking options within the Snider Plaza retail area.

Assistant City Manager Lea Dunn gave a presentation. She said that at the recommendation of the Snider Plaza Property Owners' Committee, City Council had asked staff to solicit proposals to conduct a feasibility study and get cost estimates for parking options within the Snider Plaza retail area. She said that four proposals were received from consultants to prepare a Snider Plaza parking strategy. Catalyst Urban Development was selected as the firm to conduct the study. The cost for the study is \$66,791. Paris Rutherford of Catalyst Urban Development gave a presentation about their firm and how they intend to proceed with the study.

Councilmember Armstrong asked if there would be a cost/benefit analysis included in the deliverable. Paris said yes, the study will explore costs and benefits associated with each option presented.

**A motion was made by Councilmember Randy Biddle, seconded by Councilmember Gage Prichard, to approve this agreement. The motion carried by the following vote:**

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

18-056

Conduct a public hearing to amend Specific Use Permit 89 to extend the existing noise abatement wall into the required front yard of 4056 Druid.

Community Development Director Pat Baugh gave a presentation. He said that this is a request to amend Specific Use Permit 89 at the corner of Druid and Preston. The existing noise abatement wall at this residence will be extended into the required front yard.

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

18-057

Consider approval of an ordinance to amend Specific Use Permit 89 to extend the existing noise abatement wall into the required front yard of 4056 Druid.

**A motion was made by Councilmember Taylor Armstrong, seconded by Councilmember Gage Prichard, to approve this ordinance amending Specific Use Permit 89. The motion carried by the following vote:**

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

Enactment No: ORD No. 18-015

[18-063](#)

Conduct a public hearing to create Specific Use Permit 97 to allow for a noise abatement wall to be installed at 7045 Vassar.

Community Development Director Pat Baugh gave a presentation. He said that this is a request to create a Special Use Permit (SUP 97) at 7045 Vassar at the corner of Lovers Lane. He said this request is similar to the previous request in that the owner requests to install a noise abatement wall.

Mayor Lane opened the public hearing. Robert Reeves, 900 Jackson St., Suite 160, Dallas 75202, said he was present to represent the applicant in case there were any questions about the request. There were no comments, so Mayor Lane closed the public hearing.

[18-064](#)

Consider approval of an ordinance to create Specific Use Permit 97 to allow for a noise abatement wall to be installed at 7045 Vassar.

**A motion was made by Councilmember Randy Biddle, seconded by Councilmember Taylor Armstrong, to adopt this ordinance creating Specific Use Permit 97. The motion carried by the following vote:**

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

Enactment No: ORD No. 18-016

[18-059](#)

Conduct a public hearing to amend the Special Sign District for the YMCA.

Community Development Director Pat Baugh gave a presentation. He said that the Moody Family Park Cities YMCA has requested an amendment to the Special Sign District to relocate the donor signs near the athletic field.

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

[18-060](#)

Consider approval of an ordinance to amend the Special Sign District for the YMCA.

**A motion was made by Councilmember Armstrong, seconded by Councilmember Biddle, that this ordinance amending the YMCA Special Sign District be adopted. The motion carried by the following vote:**

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

Enactment No: ORD No. 18-017

[18-065](#)

Conduct a public hearing to amend Planned Development District 17 to allow for the demolition of the existing Seay Center and construction of a new Natatorium/Professional Development Center located at 4236 Grassmere.

Community Development Director Patrick Baugh gave a presentation. He said that this is an amendment to Planned Development District 17 at Highland Park High School. The Seay Center will be demolished and a new natatorium and professional development center will be constructed on the site.

Mayor Lane opened the public hearing. Jonathan Aldis, principal architect with Stantec Architect offered to answer any questions from the Council. Mayor Lane said he was concerned about the sound from the exhaust equipment on the building. Jonathan said that all discharge would be faced south toward the stadium, away from residences to minimize any disturbance. Councilmember Biddle asked in what direction the exhaust fan would be discharging. Jonathan said it would face more towards the south, towards the stadium. There were no more comments, so Mayor Lane closed the public hearing.

[18-066](#)

Consider approval of an ordinance to amend Planned Development District 17 to allow for the demolition of the existing Seay Center and construction of a new Natatorium/Professional Development Center located at 4236 Grassmere.

**A motion was made by Councilmember Randy Biddle, seconded by Councilmember Taylor Armstrong, to adopt this ordinance amending Planned Development District 17. The motion carried by the following vote:**

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

Enactment No: ORD No. 18-018

[18-058](#)

Consider approval of an ordinance regulating bike-share programs and operators.

Community Development Director Patrick Baugh gave a presentation. He said that following direction from the Council, staff developed an ordinance regulating bike-share programs and operators based on one drafted by the City of Denton. He described the permit parameters in the proposed ordinance. Service areas where bikes will be permitted include the SMU campus, Snider Plaza, and The Plaza at Preston Center. He said that the bike sharing companies he's had conversations with were not willing to provide data sharing from their program. Because this is a requirement of the ordinance, bike share operators will not likely seek a permit for operating in the City.

Mayor Lane asked if the City is prepared to pick up bikes parked outside of the designated area. Pat said yes, staff will contact a towing company to collect any stray bikes. Councilmember Prichard asked if the Council will be asked to review this program at the end of the nine-month initial period and could the Council tweak the program during the trial period if necessary. Pat said yes. Councilmember Armstrong said he understands that Plano and Denton have similar programs and that neither city has received any permit applications. Pat said that this is an experimental program, and that it provides the appropriate amount of control. Councilmember Biddle asked about when the nine-month permit ends if an operator receives a permit later this year. Pat said that this trial period will end in January, so all permits will expire then.

**A motion was made by Councilmember Randy Biddle, seconded by Councilmember Taylor Armstrong, to adopted this ordinance. The motion carried by the following vote:**

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

Enactment No: ORD No. 18-019

## **V. PUBLIC COMMENTS**

Eloise Laird, 7226 Centenary, asked about underground parking at the Park Plaza and whether it would be available for use for those using Snider Plaza or only for use by the tenants. Mayor Lane said that Catalyst will be studying the Snider Plaza parking options. Councilmember Armstrong said that around 100 spots would be available for public use as a result of the Park Plaza Building.

Jane Rejebian of Highland Park said she owns a building at 6619 Snider Plaza and had questions about the land purchased by the City adjacent to the Park Plaza Building.

*Anyone wishing to address an item not on the Agenda should do so at this time. Please be advised that under the Texas Open Meetings Act, the Council cannot discuss or act at this meeting on a matter that is not listed on the Agenda. However, in response to an inquiry, a Council member may respond with a statement of specific factual information or a recitation of existing policy. Other questions or private comments for the City Council or Staff should be directed to that individual immediately following the meeting.*

## **VI. ADJOURNMENT**