



# City of University Park

City Hall  
3800 University Blvd.  
University Park, TX 75205

## Meeting Minutes City Council

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Tuesday, August 6, 2019

5:00 PM

Council Chamber

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### EXECUTIVE SESSION

*3:30 - 4:00 P.M. Pursuant to TGC§ 551.071, the City Council met in closed session to discuss confidential legal matters with the City Attorney. No action was taken. Executive Conference Room, 1st Floor, City Hall.*

### 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

*Rollcall*

**Present:** 5 - Mayor Olin Lane, Mayor Pro Tem Taylor Armstrong, Councilmember Randy Biddle, Councilmember Gage Prichard and Councilmember Liz Farley

A. INVOCATION: Councilmember Gage Prichard

B. PLEDGE OF ALLEGIANCE: Councilmember Gage Prichard / Boy Scouts

Boy Scouts Drew Gregory of Troop 82 and Andrew Noack of Troop 125 were present as part of earning their Citizenship in the Community merit badges. They assisted the Mayor and 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 and Marketing Steve Mace, Director of Information Services Dale Harwell, Chief of Police Greg Spradlin, Communications Assistant Paige Ruedy, Director of Public Works Jacob Speer, Director of Community Development Patrick Baugh, Public Works Operations Coordinator Jodie Ledat, Fire Chief Randy Howell, Director of Parks & Recreation Gerry Bradley, City Engineer Katie Barron, Director of Finance Tom Tvardizk, Library Director Sharon Perry, Assistant City Manager Lea Dunn, Planner Jessica Rees, Director of Human Resources Alicia Dorsey.

## II. AWARDS AND RECOGNITION

None

## III. CONSENT AGENDA

[19-122](#)

Consider approval of a park reservation request from the Highland Park Presbyterian Church.

City Manager Corder said that this is a reservation request from the Highland Park Presbyterian Day School to hold their annual picnic at Williams Park on Saturday, September 26, 2019. The HPPC anticipates approximately 500 participants with activities including pony rides, face painting, food trucks and a DJ.

**This reservation request was approved.**

[19-116](#)

Consider approval of the minutes of the July 16, 2019 City Council meeting, with or without corrections.

**The minutes were approved.**

### Approval of the Consent Agenda

**A motion was made by Mayor Pro Tem Armstrong, seconded by Councilmember Farley, to approve the Consent Agenda. The motion carried by the following vote:**

**Aye:** 5 - Mayor Lane, Mayor Pro Tem Armstrong, Councilmember Biddle, Councilmember Prichard, and Councilmember Farley

## IV. MAIN AGENDA

[19-125](#)

## Review Miracle Mile Concept Plan.

Director of Public Works Jacob Speer gave a presentation. He said that the process of creating the Miracle Mile Concept Plan began several months ago with meetings with area stakeholders - residents, merchants, and property owners - to gather feedback. That feedback was then used by consulting engineers Huitt-Zollars to develop several concept plans that were presented to the City Council.

Concept "Option C" was favored by the City Council, and it was updated based on the Council's comments as follows:

- 285 Total Parking Spaces (13 ADA)
- Tee Intersection at Armstrong with New Traffic Signals
- New Configuration at Douglas
- Travel lane access at Lomo Alto
- 2 - 11'-0" Travel Lanes
- Wider Parking Drive-Aisle
- Pedestrian Lighting
- Continuous Pedestrian Path between DNT and Douglas
- Pedestrian Crossing at Armstrong
- Mid-block pedestrian crossing at Lomo Alto
- Locations for Identification Signage and Landscaping
- Wider sidewalks and buffer area between parking and lanes
- Public access easement required on South side

Jacob said that staff recommends that the Council review the concept plan and provide input. Huitt-Zollars will present the revised concept plan and solicit feedback to design a final concept plan for Miracle Mile.

Resident Marc Sigel said that his wife owns Elements clothing store on Lovers Lane, and he asked that the City do a better job of enforcing parking limits in the area.

Karen Kat said that she owns the Lovers Lane Barber Shop and expressed her concern that businesses like hers have access and parking during construction. She also wants an appropriate level of trees and lighting in the area.

**A motion was made by Councilmember Randy Biddle, seconded by Councilmember Gage Prichard, to approve the Miracle Mile Concept Plan as presented. The motion carried by the following vote:**

**Aye:** 5 - Mayor Lane, Mayor Pro Tem Armstrong, Councilmember Biddle, Councilmember Prichard, and Councilmember Farley

[19-114](#)

Consider approval of an ordinance allowing and regulating special events by permit.

Director of Community Development Pat Baugh gave a presentation. He said that the City Council discussed this item in April in response to a requests to hold a more large scale events in Snider Plaza and at SMU. Since that time, the Zoning and Development Advisory Committee and the Commercial Retail Advisory Committee reviewed the idea of regulating special events. In particular, they discussed requiring detailed information about proposed events, such as the expected number of attendees, attractions, and potential hazards like climbing structures or cooking appliances.

The committees recommended moving forward with enhanced regulations as long as the "Block Party" request process remains the same and that throwing candy from the floats during the Fourth of July Parade is still permitted.

He said that staff recommends approval of this Special Event Ordinance.

**A motion was made by Mayor Pro Tem Taylor Armstrong, seconded by Councilmember Liz Farley, to approve this ordinance. The motion carried by the following vote:**

**Aye:** 5 - Mayor Lane, Mayor Pro Tem Armstrong, Councilmember Biddle, Councilmember Prichard, and Councilmember Farley

Enactment No: ORD No. 19-019

[19-121](#)

Consider approval of an ordinance prohibiting short term rentals.

Director of Community Development Pat Baugh gave a presentation. He said that his department has received a number of complaints and concerns about short term rentals. These include:

- The 'revolving door' effect of different persons in the house next door every week
- The large number of vehicles parking in the street
- Large numbers of persons engaged in loud, late night parties
- Excessive trash in the lawns and prior to trash collection

He said that the Code of Ordinances and Zoning Ordinance do not currently address short term rentals, although the Police Department will respond to complaints about activity at the rentals. The issue was brought to the Zoning and Development Advisory Committee, and it recommended that prohibiting short-term rentals would be easier than trying to regulate them.

Max Fuqua, 3219 Milton Avenue and 6722 Snider Plaza, said there is a townhome at Milton and Hillcrest that is being used as a short-term rental. He said that he and his neighbors regard this as a nuisance and would be in favor of prohibiting short term rentals.

Blair Mercer, 3706 Granada, said that there is a short-term rental in their neighborhood, and he and his neighbors do not like it.

Councilmember Biddle said that he would like to postpone consideration of this ordinance to give the public an opportunity to comment.

**A motion was made by Councilmember Randy Biddle, seconded by Mayor Pro Tem Taylor Armstrong, to postpone consideration of this ordinance until September. The motion carried by the following vote:**

**Aye:** 5 - Mayor Lane, Mayor Pro Tem Armstrong, Councilmember Biddle, Councilmember Prichard, and Councilmember Farley

[19-124](#)

Consider purchase of property located at 4236 Lovers Lane.

City Manager Corder said that the Miracle Mile concept plan review process included addressing traffic flow, parking issues and pedestrian movement on Lovers Lane between Douglas Avenue and Lomo Alto. During the study phase, the property at 4236 Lovers Lane became available for purchase. This property is strategically located on the corner of Douglas and Lovers Lane. The acquisition of this property would enhance the City's options for addressing the traffic movement in this area. The property owner is amenable to selling the property to the City for \$670,000 plus expenses incurred to date and closing costs.

**A motion was made by Councilmember Gage Prichard, seconded by Councilmember Liz Farley, to approve this resolution. The motion carried by the following vote:**

**Aye:** 5 - Mayor Lane, Mayor Pro Tem Armstrong, Councilmember Biddle, Councilmember Prichard, and Councilmember Farley

19-123

Consider appointment of a Master Plan Steering Committee Chair.

Mayor Lane made a motion that former City Councilmember and Mayor Pro Tem Bob Begert be appointed to Chair the Centennial Master Plan Steering Committee. With this appointment, there will be a formal call for volunteers and an online application for residents interested in serving on the Master Plan Steering Committee.

**A motion was made by Mayor Olin Lane, seconded by Mayor Pro Tem Taylor Armstrong, to adopt this Action Item.. The motion carried by the following vote:**

**Aye:** 5 - Mayor Lane, Mayor Pro Tem Armstrong, Councilmember Biddle, Councilmember Prichard, and Councilmember Farley

19-126

Consider approval of a resolution adopting a maximum proposed tax rate for Tax Year 2019 (FY2020) and set the dates for both the tax rate hearings and the adoption of the final tax rate.

Director of Finance Tom Tvardzik made a presentation. He said that staff recommends that the Council:

1. Approve the resolution adopting the 2019 (FY20) maximum proposed property tax rate of 25.8623 cents per \$100 of taxable value and setting the date that the Council will adopt the final 2019 property tax rate; and,
2. Schedule two tax rate public hearing as follows:
  - a. Tax Rate Public Hearing 1 - during the regularly scheduled City Council meeting of August 20, 2019, and
  - b. Tax Rate Public Hearing 2 - during the regularly scheduled City Council meeting of September 3, 2019.

Councilmember Farley asked Tom to confirm that this is a not-to-exceed tax rate. Tom said yes, that this Council may adopt a tax rate that is lower than this one between now and when the budget is adopted, but it may not exceed this rate.

**A motion was made by Councilmember Gage Prichard, seconded by Mayor Pro Tem Taylor Armstrong, to approve this resolution. The motion carried by the following vote:**

**Aye:** 5 - Mayor Lane, Mayor Pro Tem Armstrong, Councilmember Biddle, Councilmember Prichard, and Councilmember Farley

Enactment No: RES No. 19-008

**V. PUBLIC COMMENTS**

Resident Max Fuqua thanked the City Council for their work in improving Snider Plaza and Lovers Lane. He asked the Council to consider forming an ad hoc committee of merchants from Snider Plaza and from Lovers Lane to help address short-term issues in these retail areas.

**VI. ADJOURNMENT**

As there was no further business, Mayor Lane adjourned the meeting.

Considered and approved this the 20th day of August, 2019:

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Olin Lane, Jr., Mayor

ATTEST:

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Christine Green, City Secretary