



City of University Park

City Hall
3800 University Blvd.
University Park, TX 75205

Meeting Minutes Planning and Zoning Commission

Tuesday, November 10, 2020

4:30 PM

Council Chamber

Introduction of Commission Members

- Present:** 4 - Chairman Bob West, Commissioner Doug Roach, Commissioner Blair Mercer, and Commissioner John Walsh III
- Excused:** 5 - Commissioner Jerry Jordan, Commissioner Rusty Goff, Commissioner Phillip Philbin, Commissioner David DeLorenzo, and Commissioner James Bristow
- Seated:** 1 - Commissioner Doug Hanna

Staff in Attendance

City Mayor, Tommy Stewart
City Manager, Robbie Corder
Community Development Director, Patrick Baugh
City Planner, Jessica Rees
Planning Technician, Serena Palomino
City Attorney, Rob Dillard

[PZ 20-006](#)

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

4:30 PM - Work Session for Agenda Review

Chairman West called the work session to order at 4:34 PM.

Patrick Baugh, Community Development Director, presented the item PZ 20-006 via PowerPoint. The background of the 2009 PD-1-R major revision, commercial use and parking ratio, general retail district exception, PD-1-R current status, general state of retail, Snider Plaza Council initiatives, parking discussion, and staff's recommendations and next steps were explained and displayed.

Snider Plaza's parking ratio for restaurants is calculated by the gross floor area divided by 100 (one hundred). It is a simple formula, but differentiates from the rest of the retail areas in the City of University Park. A total of five (5) different entities are interested in locating their restaurant in Snider Plaza. Current guidelines do not allow a restaurant to occupy a space that was previously retail without providing more parking. The parking ratio change would benefit the potential restaurants.

The City recently acquired fifty (50) additional parking spaces in the Hilltop Plaza parking garage. A program for how these will be distributed and used is

still being decided but are intended for employees.

Mr. Baugh stated due to the 25 (twenty-five) vacancies, there is available parking, however restaurant parking is clustered.

Commissioner Roach expressed his concern on how retail owners might not like restaurant customers taking their parking. Commissioner Walsh explained that he has been involved with other committees as many retail challenges arise since the COVID-19 pandemic began. Before COVID, the retail oriented towards "Amazon proof" leasing, therefore focusing on businesses that Amazon cannot take away such as, restaurants, entertainment and venues. Commissioner Walsh stated it has been difficult finding an Amazon and COVID proof use of retail. He stated he has a list a list of questions, first being if underground parking beneath the Plaza roadway/parking spaces is an option.

Mr. Baugh stated this has been dropped as an option due to the expense and logistics.

Commissioner Walsh asked if the City is obligated to provide free parking in the Rights-of-Way or charge for parking at the peak parking times. This is a knowledge based and intuitive system so it anticipates peak hours and raises prices to discourage people not walking that could walk. Commissioner Walsh asked if parking will be designed to accommodate the most efficient flow for the customer and merchant. He mentioned medical use was not mentioned in the use chart. This use also faces many challenges. He believes future generations are moving towards autonomous travel, therefore parking needs will decrease relative to travel paths on a local basis. He stated his biggest concern is not restaurants, but cosmetic services.

Mr. Baugh stated this proposal will not affect hair and nail businesses and is only for restaurant use.

Commissioner Walsh suggested the City try to work out a parking agreement with the SMU law school building, due to virtual learning. There is a new SMU President and new virtual learning protocols taking place.

Discussion was held regarding the number of ROW parking spots relative to how many square feet they serve.

Commissioner Walsh mentioned discussion should be held on variable time slots on certain parking spaces. He suggested hiring a Technical Advisory Panel (TAP) that can listen to all parties and reach the Community's goals. He also asked what has been the City's interview and involvement with the property owners. Lastly, Commissioner Walsh asked if a Public Improvement District (PID) is taken place, what percentage of the owners have to agree to that.

Mr. Baugh explained the following percentages need to be met in order for a PID to take place: 51% of the owner buy in, 51% of the value of the property and 51% of the area of the district. Percentage calculations were discussed.

Commissioner Mercer stated financial issues also play into the vacancy factor. The improvement square foot sales results in higher demand. University Park is a great location for all business types

Commissioner Walsh stated the Snider Plaza improvements discussed in the Public Works Advisory Committee (PWAC) will help make this location more attractive and said he is in favor of the proposed parking ratio.

Chairman West asked for clarification as to what streets will undergo repairs during infrastructure improvements. Mr. Baugh stated cross streets, East/West streets and interconnections of the alleys. Storm sewer installation will occur in the center of the North/South streets. All pavement and sidewalks will be replaced.

Mr. Baugh stated that meetings with the consultants, property owners, business owners and neighboring community have been held on the proposed improvements to Snider Plaza. He stated staff has received response letters from property and business owners that are in favor of this change.

With individuals wishing to speak, Chairman West allowed for public comments and requested the person state their name, business and interest on this discussion.

Tiffany Vinyard, co-owner of "Bubbas Cooks Country", stated she is very interested in this change.

Susan Kedron, Jackson Walker Firm, Land Use Attorney, who is working with one (1) of the five (5) entities previously mentioned and is very interested in getting this done. Ms. Kedron's clients are two partners who graduated from SMU and are University Park residents, who also submitted a response letter. She also owns a few properties in the City.

Jane Rejebian, 6619 Snider Plaza, stated she is not in favor of underground parking and will be in attendance for the public hearing.

Chairman West closed the discussion for public comments at 5:24 PM. He stated the future parking lot on Rankin will help with additional parking.

Mr. Baugh stated the Hilltop Plaza garage and its fifty (50) designated employee parking spaces is the primary target for the nearby businesses.

Ms. Rejebian questioned the purpose of the vacant lot on Rankin. Discussion was held.

Commissioner Walsh asked if the PID concept will tie in to this change or separately to the ordinance. Mr. Baugh answered he believes this should run separate. Commissioner Walsh stated he is in favor for a TAP to take place.

ADJOURNMENT: With there being no further business before the Board,
Chairman West adjourned the meeting at 5:29 PM.

Approved by:

Chairman Robert H. West

Date