



City of University Park

City Hall
3800 University Blvd.
University Park, TX 75205

Meeting Minutes City Council

Tuesday, March 2, 2021

5:00 PM

Virtual - GoToMeeting

EXECUTIVE SESSION

3:30 - 4:00 P.M. Pursuant to TGC§ 551.071, the City Council met in closed session to consult with the City Attorney regarding code enforcement action on the 3400 block of Asbury. No action was taken. Virtual via GoToMeeting

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. Virtual via GoToMeeting

I. CALL TO ORDER

Present: 5 - Councilmember Randy Biddle, Mayor Pro Tem Gage Prichard, Councilmember Liz Farley, Mayor Tommy Stewart and Councilmember Mark Aldredge

- A. INVOCATION: Councilmember Mark Aldredge
- B. PLEDGE OF ALLEGIANCE: Councilmember Mark Aldredge
- C. INTRODUCTION OF COUNCIL: Mayor Tommy Stewart
- D. INTRODUCTION OF STAFF: City Manager Robbie Corder

Staff in attendance included City Attorney Rob Dillard, Director of Public Works Jacob Speer, Director of Communications & Marketing Steve Mace, Assistant City Manager Lea Dunn, Chief of Police Bill Mathes, Director of Parks & Recreation Sean Johnson, Director of Finance Tom Tvardzik, Director of Information Services Dale Harwell, City Secretary Christine Green, and Communications Specialist Paige Ruedy.

II. CONSENT AGENDA

[21-035](#)

Consider approval of the minutes of the February 16, 2021 City Council meeting, with or without corrections.

The minutes were approved.

Approval of the Consent Agenda

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

Aye: 5 - Councilmember Biddle, Mayor Pro Tem Prichard, Councilmember Farley, Mayor Stewart, and Councilmember Aldredge

III. MAIN AGENDA

21-032

Continue the Public Hearing to add minor clarifications and correct the various scrivener's errors and omissions in the recently adopted version of the Zoning Ordinance.

City Manager Corder said that this is a continuation of the public hearing from the October 6, 2020 City Council meeting.

Director of Community Development Pat Baugh gave a presentation. He said that in October 2020, the City Council approved an ordinance to make some corrections and minor changes to the Zoning Ordinance. However, one amendment regulating the residential dwelling foundation elevation was not approved at that time and consideration was postponed until the elevation issue was resolved. The ordinance presented here amends the Zoning Ordinance regulation establishing the foundation elevation by reverting back to the previous (pre-2018 Zoning Ordinance) regulatory guidelines.

There were no speakers, so Mayor Stewart closed the public hearing.

21-033

Consider approval of an ordinance to add minor clarifications and correct the various scrivener's errors and omissions in the recently adopted version of the Zoning Ordinance.

A motion was made by Mayor Pro Tem Gage Prichard, seconded by Councilmember Mark Aldredge, to adopt this ordinance. The motion carried by the following vote:

Aye: 5 - Councilmember Biddle, Mayor Pro Tem Prichard, Councilmember Farley, Mayor Stewart, and Councilmember Aldredge

Enactment No: ORD No. 21-004

[21-034](#)

Consider a request for a License Agreement at 6700 Turtle Creek Boulevard.

Director of Public Works Jacob Speer gave a presentation. He said that this is a request for a license agreement to maintain a portion of an existing fence and build portions of a new fence and entry structure within the City right-of-way at 6700 Turtle Creek Boulevard. The existing fence was permitted by the Board of Adjustment in 2004 and is approximately 13.5 feet beyond the front property line and into the Turtle Creek Boulevard street right-of-way.

Brad and Aurelia Heppner of 6700 Turtle Creek were present virtually at the meeting along with their landscape architect and real estate advisor.

Following a discussion, the City Council decided to postpone consideration of this request until a future meeting to allow the Heppners to rethink the plans.

A motion was made by Councilmember Randy Biddle, seconded by Mayor Pro Tem Gage Prichard, to postpone consideration of this request. The motion carried by the following vote:

Aye: 5 - Councilmember Biddle, Mayor Pro Tem Prichard, Councilmember Farley, Mayor Stewart, and Councilmember Aldredge

[21-036](#)

Consider utility billing adjustments.

City Manager Corder said following the February snowstorm, the City dealt with a large number of water main breaks in a short period of time as well as a large number of homes that had burst pipes due to the extended freeze.

He said this agenda item is presented to ask the Council to consider adjustments to help relieve some costs to homeowners associated with the storm.

Robbie said that the City's existing policy addresses adjustments for water leaks on private property that are repaired by a plumber. Our policy does not address the issue of frozen pipes or burst fire sprinklers that are usually set up on the irrigation system water meter.

He said that many area communities have implemented leak adjustment programs, dripping faucet credits, and modifications to winter averaging calculations. Some communities are also waiving building permit fees related to storm damage repairs. He displayed a summary of programs implemented by other area cities.

Robbie said that the City is not charging for building permits to do plumbing repairs right now. The City is also not charging for meter connect or reconnect.

Robbie said that staff is seeking the Council's direction for the following: eliminate the month of February from the winter averaging calculation; offer a drip adjustment (an automatic \$10 one-time adjustment) applied to every residential meter (not irrigation meters); and, consider providing a leak adjustment of \$20 with proof of a plumber bill or hardware store receipts. In cases where \$20 doesn't cover the cost, the City's current policy would apply to charge a wholesale rate based on a volume of previous use.

Following a discussion, Mayor Stewart said he likes these suggestions and would like to see an itemized breakdown presented to the Council at the next meeting. Robbie said if the Council is comfortable with these proposals, he'd like the Council to allow staff to share this with the community because utility bills will be going out soon. Staff will prepare a resolution for consideration at the next meeting to ratify these policies.

A motion was made by Councilmember Randy Biddle, seconded by Councilmember Mark Aldredge, to approve staff's recommendations for the leak adjustment / dripping faucet credit, winter averaging adjustment, and permit fees waiver. The motion carried by the following vote:

Aye: 5 - Councilmember Biddle, Mayor Pro Tem Prichard, Councilmember Farley, Mayor Stewart, and Councilmember Aldredge

IV. PUBLIC COMMENTS

None

V. ADJOURNMENT

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

Considered and approved this the 23rd day of March, 2021:

Tommy Stewart, Mayor

ATTEST:

Christine Green, City Secretary