

June 4, 2018

Mayor Olin Lane, Jr. and  
City Council Members  
City of University Park

Dear Mayor Lane,

In reference to Agenda Item 18-112, Dallas Cothrum, representing Highland Park Presbyterian Church (HPPC), has applied to amend the existing PD-36 with a Concept Plan to demolish the existing Hunt Building and construct a 3-story building above an underground parking facility that will provide for up to 150 additional parking spaces. Generally speaking, the neighbors are supportive of change that enhances the value of the neighborhood and we support HPPC's plans to update their campus on their own footprint, the 3800 block of University and McFarlin. Like any good neighbor, we support any member of our community that updates their home in a reasonable way and enhances the value of the UP community.

However, in the PD-36 Concept Plan, Dallas Cothrum stated in his application filing that HPPC is going to pursue a "private development agreement" (PDA) between the developer and UP City Council to effect what he attempted to accomplish by his "temporary rezoning" ploy of incorporating two residential houses (3909 University Blvd and 3908 McFarlin Blvd) and the permanent closing of Shannon Lane during the 30-plus month construction period. This unprecedented and unorthodox request of using a private development agreement gives the immediate neighborhood major concerns as to the true intent, as the neighbors do not have to be consulted as part of the agreement. P&Z Commission Chairman Bob West agreed by stating at the beginning of their April 10<sup>th</sup> meeting (1) a PDA does not exist relative to a PD application, (2) a PDA approval is with City Council, not P&Z and (3) there would be no discussion relative to a PDA at the P&Z meeting and that the PDA would not be a part of the PD-36 Concept Plan as approved by P&Z to be forwarded to City Council for consideration.

Absent of the PDA referenced in the PD-36 Concept Plan application, we believe that HPPC has met P&Z's April, 2010 and April 10, 2018 requirement that HPPC develop its property within its own footprint, with a few noted exceptions that we have identified (i.e., porte-cochere on Shannon Lane, a public street). ***We further believe the Concept Plan as presented should not allow the exception to the established setbacks to allow a porte-cochere on Shannon Lane – we believe the porte-cochere should remain on the front of the Hunt Bldg. to reduce the number of traffic conflicts that will be created by the new underground parking garage on Shannon Lane.***

The attached provides more detail as to some of the immediate neighborhood concerns that we would like to share with you and for your consideration in your decisions on the PD-36 Concept Plan. Since there is limited time at the City Council meeting on June 5th, we would like to address the City Council at the meeting with summary statements of the attached detail information we have provided you prior to the meeting.

As you know, we live in a unique community and it's worth fighting for. The undersign thank you in advance for taking the time to review our comments and we look forward to seeing you on June 5th.

Kevin & Denise Didion  
Jason & Karen Cohen  
Chris & Lissi Roy  
Stephen & Christy Barnes  
Chris & Suzanne Jones  
Chris & Elaina Peterie  
George Collins  
Henry Billingsley

Pete & Donna Lempert  
Sissy Sparkman  
Daniel Hagood  
Ed & Carole Lynch  
Walter Elsee  
Travis & Cheney Goldammer  
Tandy & Maureen Freeman

David & Elizabeth Vice  
Bob & Ellen Dill  
Bill & Jessica Jesse  
Andrew & Rachel Hairston  
Ryan & Maleiah Rogers  
John & Mary Fleischi  
Dorothy Simpson

Karen Vandermeer  
John & Pat Harloe  
Joe & Tori Mannes  
Judge Roark  
Fritz & Mary Lee Duda  
Rebecca Biggers  
Libba & John Massey

**Members of HPPC have been told that the neighbors do not want change – this is not true and HPPC members have been misled.** To the contrary, the immediate neighbors welcome change if it enhances the value of our neighborhood and is within UP standards. HPPC will state that it has listened to its neighbors and honored our concerns. This is not true, they were forced to concede to our concerns. The only reason HPPC gave in was they were about to swing for a strike 3 at bat with P&Z (over a 15-year period and 3 attempts of infringing into a residential neighborhood) and knew they were about to lose again at P&Z, with \$75 million pledged for Campus Vision in the bag.

**Why the neighbors are against two residential houses being used as construction offices and other uses:**

1. No historical precedent for HPPC's request. To our knowledge, this has never been done before in UP.
2. HPPC's request invites aggressive developer bonanza.
3. HPPC has room on its current campus for construction trailers/offices that would be consistent to other major developers that maintain their construction trailers/offices on their own property without infringing upon a residential neighborhood. Since HPPC is building a new Children's Bldg. between the Sanctuary and the Alexander Bldg., the construction trailers can be located somewhere on the University front yard of HPPC, rather than in a residential neighborhood, i.e., on their own footprint. This would make the construction office more convenient to all construction activity of HPPC, as all construction will span from Shannon Lane to Park Lane.
4. Allowing use of the two houses goes against P&Z request in April 2010 and April 10, 2018 that HPPC should develop its property within its own footprint.
5. Selfish convenience on the part of HPPC's leadership would dislodge two staff member families from the two houses. We like our HPPC staff member neighbors and we do not want to lose them.
6. Misuse and/or unauthorized use of residential houses for HPPC's use.
7. Disregard and/or disrespect of immediate residential neighbors.

**Why the neighbors are against permanently closing Shannon Lane during construction period.**

1. Shannon is an **active public street** in UP, used by residents and non-residents on a daily basis.
2. No historical precedent for HPPC request. No other street in UP has been closed permanently for major construction period. Neighbors recognize that Shannon Lane must be closed on a temporary basis for public works activity associated with construction requirements to upgrade utilities, etc. However, Shannon Lane should be treated no different than Daniel/Haynie (Park Plaza project), Hillcrest (Tolleson Building project), YMCA project and the multiple HPISD projects conducted within UP.
3. With respect to the temporary closing and improvements on and under Shannon Lane, this is consistent with what the City has done with any property owner (Park Plaza, YMCA, Tolleson Activity Center, Bush Library, etc.) where City improvements (i.e. utilities) were being required in conjunction with remodeling/redevelopment. Thus, the City is requiring HPPC to upgrade the utilities under Shannon Lane (which will benefit not only HPPC, but also the immediate neighborhood) and then return Shannon Lane to its current or better condition upon completion. However, temporary is not 30 plus months or in compliance with other temporary street closings (i.e., Park Plaza Project, Daniels and Haynie streets, only required less than one month temporary closure for City Improvements).
4. Discourages HPPC from making Shannon Lane into a parking/street plaza per their renderings in HPPC's Transform Brochure.
5. Discourages HPPC from erecting a porte-cochere upon a public street right-of-way, per their Concept Plan design, i.e., going outside its current campus property lines into a public street. The porte-cochere should remain on the north entrance of the Hunt Bldg., with entrance and exit lanes off/on University to reduce unnecessary traffic conflicts on Shannon Lane that will be created with the new Hunt Bldg. underground parking garage.
6. Shannon Lane should remain a public street for residential traffic and the additional traffic impact of adding up to 150 vehicles into the proposed underground parking garage under the new Hunt Bldg.

**Other issues with the current HPPC Concept Plan that the immediate neighbors would like City Council to consider:**

1. It is our understanding that Dallas Cothrum is going to pursue a "private development agreement" (PDA) between the developer and UP City Council to effect what he attempted to accomplished by his "temporary rezoning" ploy

of incorporating the two residential houses and the permanent closing of Shannon Lane during the construction period.

We believe there is a major concern by the neighbors as to what HPPC is attempting to do with a PDA. HPPC contends that the PDA was at the suggestion of the City, like the City entered into with the Bush Library. This is misleading as the City only stated that the Bush Library, Park Plaza, UP Library and other PDAs had used PDAs in the past for the convenience and construction efficiency of the City, not the developer.

**We would ask that if the City Council were to enter into a PDA with HPPC, it would be at the request and for the betterment of the City, not HPPC, so as to protect the rights of the residents of UP.**

2. Of all the major PD developments within the last several years, PD-36 is the only PD surrounded by residential single-family houses on three sides and a city park on the east side of the PD.
3. Under Item C. Permitted Land Use, HPPC has stated ***“including, but not limited to”***. We believe this should not be left open-ended and unambiguous, but should be specific and clear.
4. As to permitted land use within PD-36, the current PD-36 provides in Section 2G that ***“All activities held on campus will be those of the Highland Park Presbyterian Church only.”***
5. Item C.3 Catering services under section C should not allow HPPC to have catering services operated by a third party on the premises.
6. We agree that the City should request a Traffic Management Plan and/or independent Traffic Impact Analysis, as we have discovered many flaws in the traffic study conducted by DeShazo. Of particular note is DeShazo concluded that an underground parking garage would be a beneficial addition to the church and neighborhood. We are unaware of any immediate neighbor that believes the underground parking garage would be beneficial to our neighborhood, absent of a “parking district” within the neighborhood.
7. The two current curb islands on the 3800 block of McFarlin should be removed and replaced with front-end parking spaces to eliminate the current safety issue of using these islands as drop-off and pick-up points for children. Drop-off and pick-up at these two points are illegal at the current time but are ignored, except when the traffic enforcement officer is present. **Children pick-up and drop-off should only be allowed on Park Lane for child safety reasons, near the children’s buildings.**
8. As noted on the below chart, all major PD developments the last several years have **warranted a “parking district”** around the PD. In some cases, it provides a more restrictive no parking at any time. We believe dumping up to 150 additional cars into our neighborhood via the new Hunt Bldg. underground parking garage warrants a neighborhood parking district around PD-36.

Application		Surrounding Land Use:				Parking District	Existing Zoning on Application	Current Zoning
		North	South	East	West			
PZ 18-004	HPPC Church Expansion	SF-2	SF-3	PD-31	SF-2 & 3		PD-36	PD-36
PZ 18-002	HPISD Natatorium	PD-17	PD-17	MF-2	SF-4		PD-17	PD-17
PZ 17-001	HPISD Tennis Court	PD-25	MF-2	MF-2	PD-25		SF-1	PD-25
PZ 17-002	HPISD UP Elementary	SF-4	SF-3	SF-4	SF-2		PD-15	PD-15
PZ 17-004	HPISD HS New Parking Lot/Playfield	PD-7	MF-2	GR	MF-2		PD-33 *	PD-33
PZ 17-005	HPISD Middle School	PD-6	HP City Limits	PD-6	PD-6		PD-6	PD-6
PZ 17-007	HPISD High School Addition	PD-17	PD-17	MF-2	SF-4		PD-17	PD-17
PZ 17-009	HPISD HS - 6 vacant lots on Lovers	PD-7	PD-33	PD-33	MF-2		MF-2	PD-33
PZ 16-004	HPUMC Tolleson Center (Biggers)	MF-2	MF-3	UC-1,SMU	MF-2		PD-8	PD-8
PZ 16-003	Park Plaza (Chase Bldg project)	PD-1-R	GR SFA & SF-3	UC-1,SMU	MF-2		O-2 P MF-2	PD-26
PZ 12-	Moody YMCA - Park Cities	SF-2	PD-24 SF-2	D-2 SF-A	SF-2		PD-12	PD-12

\* PD-33 w/MF use allowed

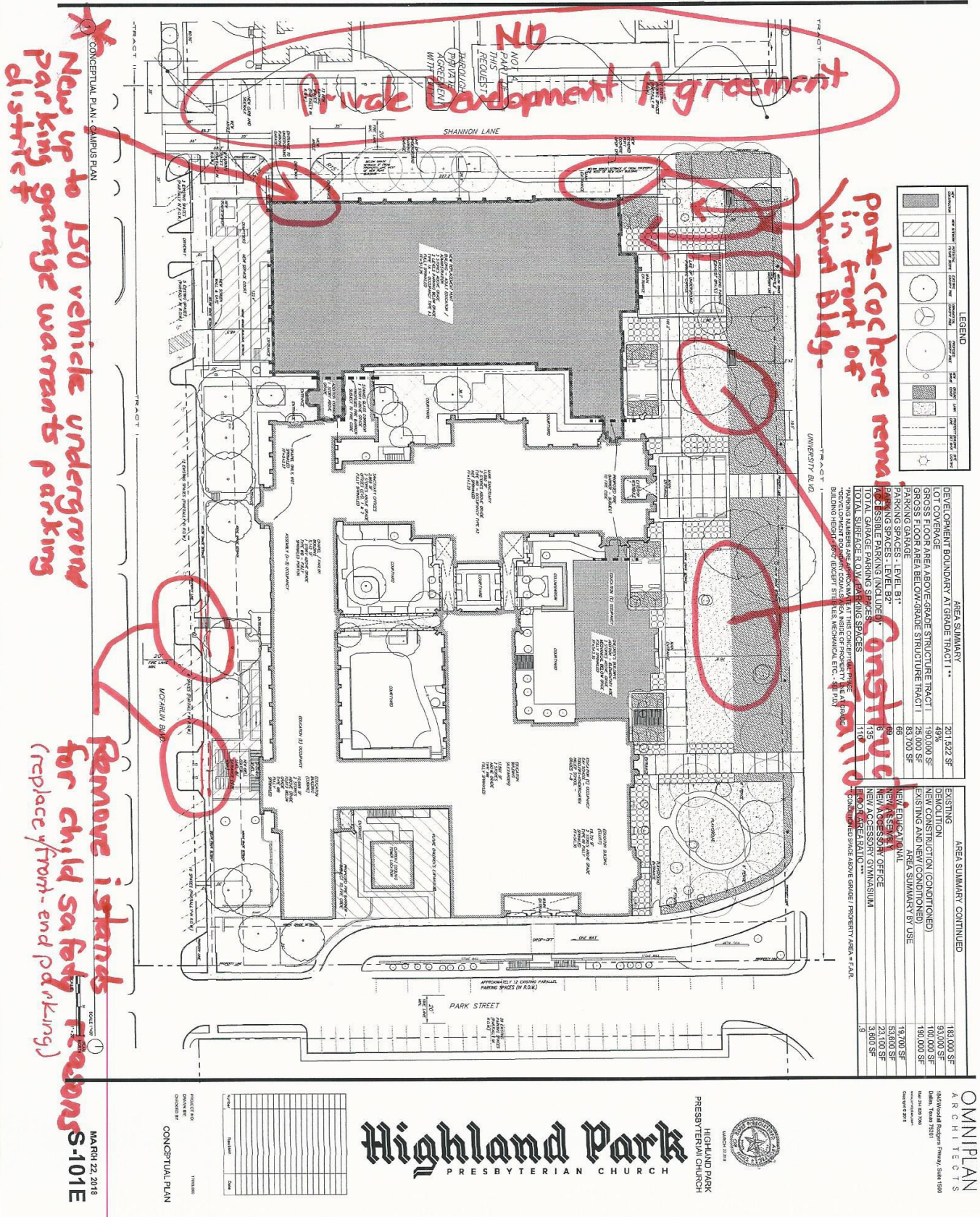
PD Planned Development  
MF Multi-family  
D Duplex

SF Single-family  
GR General Retail  
UC University Campus

O Office  
P Parking



Exhibit A depicts a summary of the above comments highlighted on the HPPC Concept Plan Site Plan.



We reviewed the Summary of Responses provided by the City and offer the results in a different set of lenses for your review. **See Exhibit B attached to this letter.**

In addition to the above issues, the immediate neighbors remain deeply concerned about the increased traffic on McFarlin and University that will result from the Shannon Lane parking garage. The 2009 DeShazo traffic study showed Sunday Parking demand of 616 (April 2009). A subsequent study by DeShazo in 2017 showed demand was actually 590. In short, there has been no increase in demand in the last 8 years. Further, the DeShazo study did not demonstrate that a parking garage would significantly shorten members' walk to church, but McFarlin and University will bear the brunt of the additional traffic.

As a result of new underground parking garage on Shannon Lane, the immediate neighbors discourage HPPC from erecting a porte-cochere upon a public street right-of-way, per their Concept Plan design, i.e., going outside its current campus property lines into a public street. The porte-cochere should remain on the north entrance of the Hunt Bldg., with entrance and exit lanes off/on University to reduce unnecessary traffic conflicts on Shannon Lane that will be created with the new Hunt Bldg. underground parking garage.

***We further believe the Concept Plan as presented should not allow the exception to the established setbacks to allow a porte-cochere on Shannon Lane – we believe the porte-cochere should remain on the front of the Hunt Bldg. as noted above.***

Again, while we support HPPC's plan to renovate their current PD-36, even though it may cause as long as 30-plus months of inconvenience to the immediate neighbors (remember, we are the same neighbors that endured the construction of the new McFarlin Bridge and its closure), we remain very concerned about the issues described above, which we believe are both unnecessary and which set terrible precedents for UP residents and taxpayers.

We encourage City Council and City Staff to look further into these issues and to restrict any HPPC development or land use to their current PD.

Once again, we thank you for taking the time to review our comments.

cc: Mayor Pro Tem Taylor Armstrong, Jr.  
Councilmember Randy Biddle  
Councilmember Liz Farley  
Councilmember Gage Prichard, Sr.  
City Manager Robbie Corder

## Exhibit B: Summary of Responses Recap

Within 200 foot buffer			mailed 36
<b>5</b>	<b>Opposed</b>		
1	Kevin Didion	3819	McFarlin
1	Cohen Family Trust (Jacon/Karen Cohen)	3915	McFarlin
1	John & Mary Fleisdchli	3901	McFarlin
1	David Vice	3905	McFarlin
1	Karen Vandermeer w/attached letter	3907	McFarlin
<b>3</b>	<b>In Favor</b>	<b>15 counting 12 HPPC notices &amp; Sparkman</b>	
1	Rob & Elizabeth Rogers	3900	University
12	HPPC notices signed by Mark Story on behalf of HPPC		<b>See Note 1</b>
1	Lou & Susan Lebowitz w/attached letter	3918	University
1	Mrs. Ben Sparkman (indicated opposed, then for. <i>(Believe due to misleading wording of notice)</i> )	3905	McFarlin

Not Within 200 foot buffer			received 149
<b>5</b>	<b>Opposed</b>	<b>All immediate neighbors vs. 2 immediate neighbors that were In Favor</b>	
1	Bob & Ellen Dill	3921	McFarlin
1	Pete & Donna Lembert	4006	University
1	Bill & Jessica Jesse w/attached letter <i>Bill Jesse letter to Chm. Bob West</i>	3921	McFarlin
1	Letter to Chm. Bob West signed by 28 immediate neighbor households & Henry Billingsley		
1	Joe & Tori Mannes letter to Chm. Bob West	4016	University
<b>108</b>	<b>In Favor</b>	<b>144 counting 6 HPPC notices &amp; households double-dipping</b>	
6	HPPC notices signed by Mark Story on behalf of HPPC		<b>See Note 2</b>
136	HPPC scripted canned letter sent by email, canned letter, and/or letter w/canned wording by HPPC by non-immediate neighbors		
2	Immediate neighbors:	Mrs Dan Bearid 6408 Williams Pky. and Dawna Hamm 4015 University	
<b>Note: 18 instances of two letters sent per household to beef up numbers. Note 3</b>			
<b>16 Hunt family members</b>			
<b>4 HPPC letters</b> sent by people living in HPPC-owned houses:			
<i>Doris Wang, 3926 McFarlin, also notice signed by Mark Story</i>			
<i>Ginny/Josh Pack, 3928 McFarlin, also notice signed by Mark Story</i>			
<i>Charlie Dunn, 3837 McFarlin, also notice signed by Mark Story</i>			
<i>Erin Hicks, 3833 McFarlin, also notice signed by Mark Story</i>			
<b>8 HPPC letters</b> were sent between May 25 and June 1			



## Exhibit B (continued): Summary of Responses Recap Notes

<b>Note 1:</b>	<b>3800 and 3900 Block of University and McFarlin single family residents owned by HPPC</b>				
3829	McFarlin				HPPC notices signed by Mark Story on behalf of HPPC
3833	McFarlin				HPPC notices signed by Mark Story on behalf of HPPC
3837	McFarlin				HPPC notices signed by Mark Story on behalf of HPPC
3900	McFarlin				HPPC notices signed by Mark Story on behalf of HPPC
3908	McFarlin				HPPC notices signed by Mark Story on behalf of HPPC
3912	McFarlin				HPPC notices signed by Mark Story on behalf of HPPC
3916	McFarlin				HPPC notices signed by Mark Story on behalf of HPPC
3821	University				HPPC notices signed by Mark Story on behalf of HPPC
3821	University -Blks 5 & 6				HPPC notices signed by Mark Story on behalf of HPPC
3821	University -Lots 9 & 10				HPPC notices signed by Mark Story on behalf of HPPC
3907	University				HPPC notices signed by Mark Story on behalf of HPPC
3917	University				HPPC notices signed by Mark Story on behalf of HPPC
<b>Note 2:</b>	<b>3800 and 3900 Block of University and McFarlin single family residents owned by HPPC</b>				
3920	McFarlin				HPPC notices signed by Mark Story on behalf of HPPC
3926	McFarlin				HPPC notices signed by Mark Story on behalf of HPPC
3928	McFarlin				HPPC notices signed by Mark Story on behalf of HPPC
3647	University -Sr. Pastor				HPPC notices signed by Mark Story on behalf of HPPC
3921	University				HPPC notices signed by Mark Story on behalf of HPPC
3929	University				HPPC notices signed by Mark Story on behalf of HPPC
<b>Note 3:</b>	<b>Instances of two canned letters sent per household to beef up numbers</b>				
3137	Hanover	Charles	&	Laura	Cliff
4301	Stanhope	Jay	&	Holly	Hurley
4341	San Carlos	Kent	&	Vallerie	Krause
3705	Southwestern	Morgan	&	Casey	Hunt
3612	Marquette	Van	&	Susanna	Ogden
3509	Bryn Mawr	Bill	&	Mimi	Vanderstraaten
3513	Caruth Blvd	Randall	&	Dixie Ann	Wilson
4425	Druid Lane	Jim	&	Jenny	Castellaw
4420	McFarlin	James	&	Patricia	Porter
3611	Brinkley Ave	Gerry	&	Polly	York
4208	Larchmont Ave	Keith	&	Kathleen	Rothjen
3844	Southwestern	Bailey	&	Jordon	Hunt
3701	Centenary Dr	John	&	Jean	Walter
4045	Hanover	Austin	&	Chelsea	Hunt
6326	Westchester	Schuyler	&	Lila	Marshall
3725	Brinkley Ave	George	&	Diane	Wilkin
3709	Greenbriar	Carter	&	Michelle	Hunt
3508	Caruth Blvd	Dale	&	Carole	Walter