



City of West University Place

A Neighborhood City

CITY COUNCIL

Bob Fry, Mayor
Susan Sample, Mayor Pro Tem
Ed Heathcott, Councilmember
Joan Johnson, Councilmember
Dick Yehle, Councilmember

STAFF

Michael Ross, City Manager
Alan Petrov, City Attorney
Thelma Lenz, City Secretary

City Council Meeting

Notice is hereby given of a Special Meeting/Workshop and Regular Meeting of the City Council of West University Place to be held on **Monday, March 23, 2015**, beginning at **5:30 p.m.** in the **Municipal Building**, 3800 University Boulevard, West University Place, Texas, for the purpose of considering the following agenda items.

All agenda items are subject to action. The City Council reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

SPECIAL MEETING (5:30 p.m. in the Conference Room)

1. City Facilities Master Planning – Citizen Survey

Matters related to the citizen survey results. *Recommended Action: Discuss and take any desired action. Dr. Richard Murray, Director, Center for Public Policy, University of Houston*

2. City Facilities Master Planning – Finalize Master Plan

Matters related to the City's Long Range Facilities Master Plan. *Recommended Action: Authorize staff to finalize the 2015 Facility Master Plan and bring back to City Council for approval. Mr. Michael Ross, City Manager*

3. City Facilities Master Planning - Real Estate

Matters related to the value or transfer of real property and other real estate matters with the West University Baptist Church and other properties in the 3800 blocks of University and Amherst. *Recommended Action: Discuss and take any desired action. Mr. Michael Ross, City Manager*

Discussion of this item may be held in closed executive session in accordance with Section 551.072 in Chapter 551, Open Meetings Act, of the Texas Government Code (discussion about the value or transfer of real property and other real estate matters) and Section 551.071 in Chapter 551 of the Texas Government Code (consultation with legal counsel to seek or receive legal advice).

4. Adjourn

REGULAR MEETING (6:30 p.m. in the Council Chambers)

Agenda items are as follows:

Call to Order
Pledge of Allegiance
Matters related to the notice of this meeting

5. Parks Master Plan

Matters related to approval of the City's Parks Master Plan. *Recommended Action: Approve the City's 2015 Parks Master Plan. Mr. Tim O'Connor, Parks and Recreation, Director* [see Agenda Memo 5]

6. Parks Master Plan – Task Force Recognition

Matters related to the recognition and appreciation of the work done by the Parks Master Planning Task Force. *Recommended Action: Recognize Task Force Members. Mr. Tim O'Connor, Parks and Recreation Director*

7. Public Comments

This is an opportunity for citizens to speak to Council relating to agenda and non-agenda items. If the topic the speaker wishes to address is on the agenda, the speaker can either speak at this time or defer his/her comments until such time the item is discussed. Speakers are advised that comments cannot be received on matters which are the subject of a public hearing once the hearing has been closed. Speakers are required to register in advance and must limit their presentations to three minutes each.

8. City Facilities Master Planning – Authorization

Matters related to a resolution authorizing the City Manager to perform all necessary actions that further the City Council's goals regarding the City's Long Range Facilities Master Planning. *Recommended Action: Approve resolution authorizing the City Manager to act on behalf of the City. Mayor Bob Fry* [see Agenda Memo 8]

9. Dincans Public Works Maintenance Facility – Architectural Design Services

Matters related to approval of the design of the Dincans Public Works Maintenance Facility and Animal Shelter. *Recommended Action: Authorize the City Manager to execute the architectural design contract with PGAL in an amount not to exceed \$199,000. Mr. Chris Peifer, Assistant City Manager/Public Works Director* [see Agenda Memo 9]

10. Consent Agenda

All Consent Agenda items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council member requests in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

A. City Council Minutes

Approve City Council Minutes of March 9, 2015. *Recommended Action: Approve Minutes. Ms. Thelma Lenz, City Secretary* [see Minutes]

11. Adjourn Regular Meeting

In compliance with the Americans with Disabilities Act, if you plan to attend this public meeting and you have a disability that requires special arrangements, please contact City Secretary Thelma Lenz at

713.662.5813 at least 24 hours prior to the meeting so that reasonable accommodations can be made to assist in your participation in the meeting. The Council Chambers is wheel chair accessible from the west entrance and specially marked parking spaces are available in the southwest parking area. Special seating will be provided.

I certify that the attached notice and agenda of items to be considered by the West University Place City Council on March 23rd, 2015 was posted on the Municipal Building bulletin board on March 20th, 2015 at 3:30 o'clock p.m.

(SEAL)



Thelma A. Lenz, TRMC, City Secretary

AGENDA MEMO
BUSINESS OF THE CITY COUNCIL
CITY OF WEST UNIVERSITY PLACE, TEXAS

AGENDA OF:	March 23, 2015	AGENDA ITEM:	5
DATE SUBMITTED:	March 19, 2015	DEPARTMENT:	Parks and Recreation
PREPARED BY:	Tim O'Connor	PRESENTER:	Tim O'Connor, PAR Director and Jim Patterson, White Oak Studio
SUBJECT:	2015 WUP Parks Master Plan		
ATTACHMENTS:	FINAL DRAFT of the Proposed 2015 Parks Master Plan		
EXPENDITURE REQUIRED:	N/A		
AMOUNT BUDGETED:	N/A		
ACCOUNT NO.:	N/A		
ADDITIONAL APPROPRIATION REQUIRED:	N/A		
ACCOUNT NO.:	N/A		

EXECUTIVE SUMMARY

In consideration of the fact that the city facilitated a complete redevelopment of all municipal parks, construction of the new WUP Recreation Center, new Colonial Park Pool and Tennis Courts and the complete renovation of the Community Building, Senior Center and Scout House over the past decade, City Council directed staff to move forward with updating the 2000 West University Place Parks Master Plan, specifically to develop a comprehensive “roadmap” involving parks and recreational facilities for the next ten to fifteen years. In September of 2013, Council appointed eight (8) WUP citizens to serve as the 2015 Park Master Planning Task Force, specifically to assist staff in preparing a new Parks Master Plan. The following is a summary of the Parks Master Planning highlights to date:

- Retained Jim Patterson and White Oak Studio to coordinate the development of the 2015 PMP March 2013
- Review of the 2000 PMP and planning forward – Task Force, Citizen Boards and staff April / June 2013
- Citizens Survey facilitated September / December 2013
- Public presentation of survey results. May 19, 2014
- Conducted two (2) Town Hall Meetings to elicit citizen input. October 20 and November 20, 2014.
- Completed the first draft of the 2015 PMP for Council review. 02/19/2015
- Conducted a Council Workshop on 02/23/2015 to present the work to date and elicit feedback from City Council.
- Task Force met on 02/25/2015 to finalize the 2015 PMP, incorporating comments from Council and to commence final edit ahead of presenting for adoption.

RECOMMENDATION

- 1) Staff requests that City Council formally adopt the proposed 2015 Parks Master Plan as presented.

- 2) Public recognition of the Task Force and White Oak Studio: Mayor Fry to present recognition awards to each of the nine (9) Task Force members and White Oak Studio and stage a photograph of the group with the City Council for press releases and historical files.
 - Melissa Pifko – Parks Board Chair
 - Kevin Boyle – Parks Board Vice Chair
 - Susan Reeves – Parks Board Member
 - Mark Prescott – Friends Board Chair
 - Pieter Vrancken – Senior Board Chair
 - Phyllis Cohen – Resident and former Mayor Pro-Tem
 - John Old – Resident and former Senior Board Member
 - Dick Yehle – Council Member
 - Joan Johnson – Council Member
 - Jim Patterson – Principal, White Oak Studio

Parks & Open Space Master Plan

City of West University Place
2015



Parks & Open Space Master Plan

City of West University Place
2015

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Credits

Master Plan Task Force

Melissa Pifko	Kevin Boyle	John Old
Phyllis Cohen	Susan Reeves	
Mark Prescott	Pieter Vrancken	

City Council Liaisons:

Joan Johnson	Dick Yehle
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Director, Parks & Recreation: Tim O'Connor

Assist. Director, Parks & Recreation: Susan White

Consultant:

White Oak Studio Landscape Architecture

Public Survey:

Texas A&M AgriLife Extension Service

Photo Credits

We are pleased to include photos from the 2014 Friends of West U Parks 'Deeply Rooted' Photo Contest.

Cover photo – Jeff Stark

Page 35 – Emory Irvine

Page 38 (Kids Jumping) – Jeff Stark

Page 4 – Katherine Kardesch

Parks & Open Space Master Plan

City of West University Place
2015

Introduction

West University Place last prepared a Parks & Open Space Master Plan in 2000. That document provided guidance during a time of dramatic improvements to the WUP parks system. It is time for an updated look at conditions, issues and opportunities related to outdoor recreation in the community. A volunteer citizen Task Force, aided by City Staff, City Council liaisons and professional consultants, worked for over a year to assess existing parks conditions and the recreation needs and preferences of West U residents. The Task Force conducted public meetings to secure additional citizen input concerning the future direction of outdoor recreation resources in the community.

This report should be considered a planning tool, to be used by current and future West U residents and leaders to make decisions regarding the wise use of monetary and physical resources and providing for outdoor parks and recreation facilities. Factors and conditions will change over time; staff and community leaders must remain in touch with the needs and wishes of West U residents.

A Look Back
Achievements Since 2000



█
Parks Highlights since 2000

- Redeveloped Colonial Park as a combined neighborhood and community park
- Reinvented Colonial Pool as family aquatics center
- Upgraded all neighborhood parks
- Created Friends Park
- Acquired and redeveloped Recreation Center
- Provided indoor swimming and fitness facilities at Recreation Center
- Improved pedestrian safety and access to parks through significant City investment in sidewalks, streets and lighting
- Added 3 bridges across Poor Farm Ditch
- Made streetscape improvements in the City Center



Performance of 2000 Master Plan Objectives

Parks Capital Expenditures Since 2000

- \$20 Million – City of WUP
- \$2.5 Million – Friends of WUP Parks Fund, Inc.

New Parks:

- Recreation Center
- Colonial Park East End
- Friends Park

Major Renovation Projects:

(Average \$225,000 per park):

- Colonial Park waterpark, tennis courts
- Wier Park
- Huffington Park
- Community Building and Senior Center
- Scout House
- Judson Park
- Whitt Johnson Park



A Look at Today
Current Conditions
Issues & Resources



West University Place Citizen Survey



2014 Parks and Recreation Department Citizen Survey



Citizen Survey

The 2014 Parks and Recreation Department Citizen Survey was conducted in January/February 2014 to obtain opinions about outdoor recreation and park facilities from all West U residents. Specific questions were included to address City Council's desire to understand public opinion about land acquisition and funding for new parkland. The Survey was conducted online and was publicized widely for several weeks beforehand. The City provided paper copies of the Survey to residents who requested them. A copy of the Survey format is included in the Appendix of this report. About 27% (1,430) of West U households responded, which is considered an excellent rate, more than needed to serve as a statistical representation of the community. Typical response for public recreation surveys is about 12% to 15%. Results of the Survey are summarized on the following pages. The Survey confirmed that West U residents are avid park users – 56% use parks at least once a month.

Public Meetings

Community involvement was crucial to ensuring that the Master Plan represents the concerns and priorities of West U residents. Two Town Hall meetings and one public presentation to City Council were held between the Fall 2014 and early 2015. Each was widely publicized beforehand. City officials and the consultant explained the process and draft recommendations, and attendees asked questions, express opinions and made suggestions. The Task Force used that input, along with the Survey results, to shape the recommendations included in this report.

Citizen Task Force

The Parks Staff and professional team prepared the Master Plan, guided by a volunteer citizen Task Force. The citizen members served as liaisons to the community and provided another level of public input to the planning process.

Survey Results



The Citizen Survey indicated the following opinions about various outdoor recreation activities, with the percentage of respondents who expressed a preference for each. It remains vitally important to West U residents to be able to walk safely to their parks. Following that were several activities indicating that passive recreation activities are most important to residents in their local parks.

- Parks within safe walking distance (70%)
- Shaded seating / benches (51%)
- Open, unstructured green spaces (45%)
- Walking paths in parks (42%)
- Playgrounds (48%)
- Linear parks with trails (37%)
- Picnic tables (32%)
- Native plant habitat area (28%)
- Open air pavilion (25%)
- Community garden (23%)
- Tennis courts (20%)
- Outdoor areas for personal fitness (19%)
- Outdoor exercise equipment (14%)
- Basketball courts (15%)
- Outdoor classroom (10%)



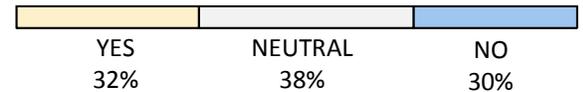
Citizen Survey – Park Acquisition

Acquisition of land for a new public park has been an important topic of consideration for West U for several years. The Survey included several questions to help City Council gauge public opinion about new parks and possible methods to fund acquisition and development. Survey results reflect the divided opinion within West U on the issue of acquisition of new property for parks.

PARK ACQUISITION

West U should acquire and develop land for a park between Buffalo Speedway and Edloe.

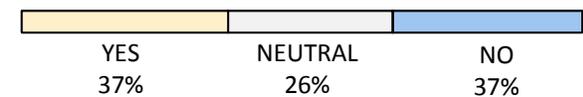
- **Balanced Response:**



PARK ACQUISITION

I would support a new park near my home.

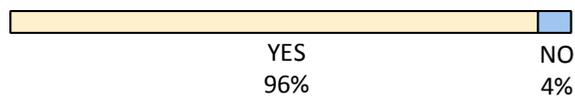
- **Balanced Response:**



Citizen Survey – Funding

PARK ACQUISITION & DEVELOPMENT FUNDING
Preferences for Funding Methods:

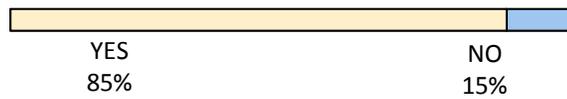
Private Funding



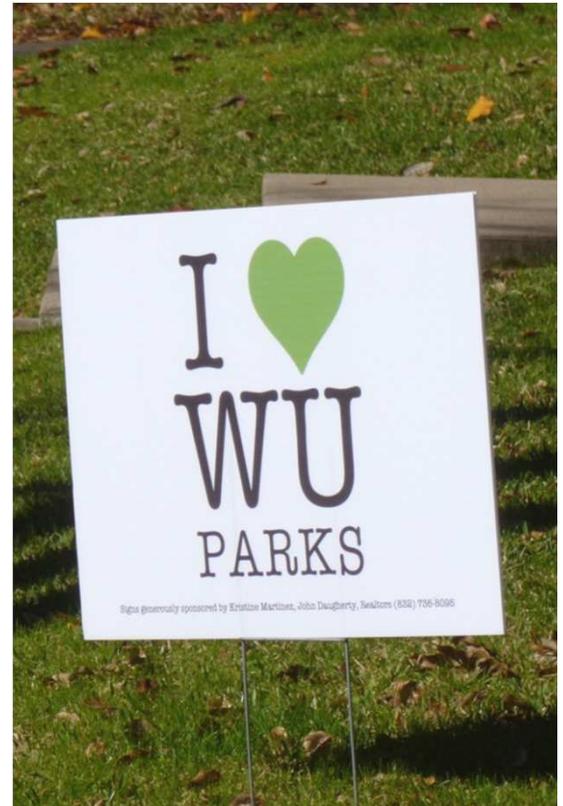
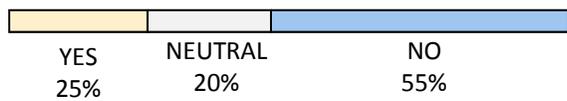
Revenue Bonds with Increased Taxes:



Corporate Sponsorship:

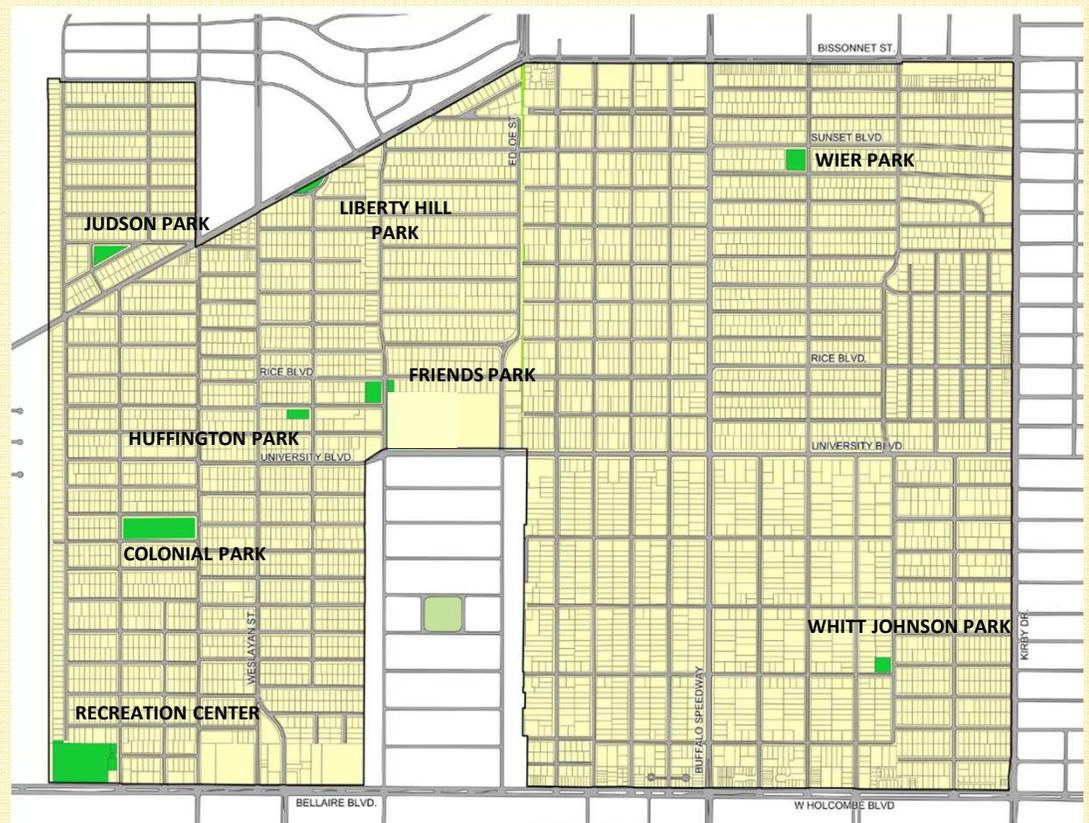


I would support a tax increase to acquire and develop a new park:



Existing Parks

West University Place has eight outdoor park properties distributed throughout the city. Planning for the future outdoor recreation needs of the community must begin with a clear understanding of the existing parks and the outdoor recreation opportunities they offer. A brief description is included on the following pages. For a detailed history of each park, refer to History of the Park System and Recreation Facilities: 1924 – 2014 available on the City website.



Judson Park

Neighborhood Park .73 Acres
Dedicated 1940

Facility Inventory:

- 1 Tennis court
- Playground (ages 2-5)
- Playground (ages 5-12)
- BBQ area
- Parking (8 spaces)

Redevelopment Projects:

2011 Playgrounds
2012 Wood deck and game tables
2014 Tennis court, lighting system, fence

Assessment Comments:

- Park functions well as traditional neighborhood park,
- Separation between the two playground areas limits caregiver supervision ability,
- Picnic deck and unstructured open space well-liked.



A Look at Today
Judson Park Assessment



Colonial Park

Neighborhood Park / Community Park 3.16 Acres

Dedicated 1932

Expanded 1990 - 2000

Facility Inventory

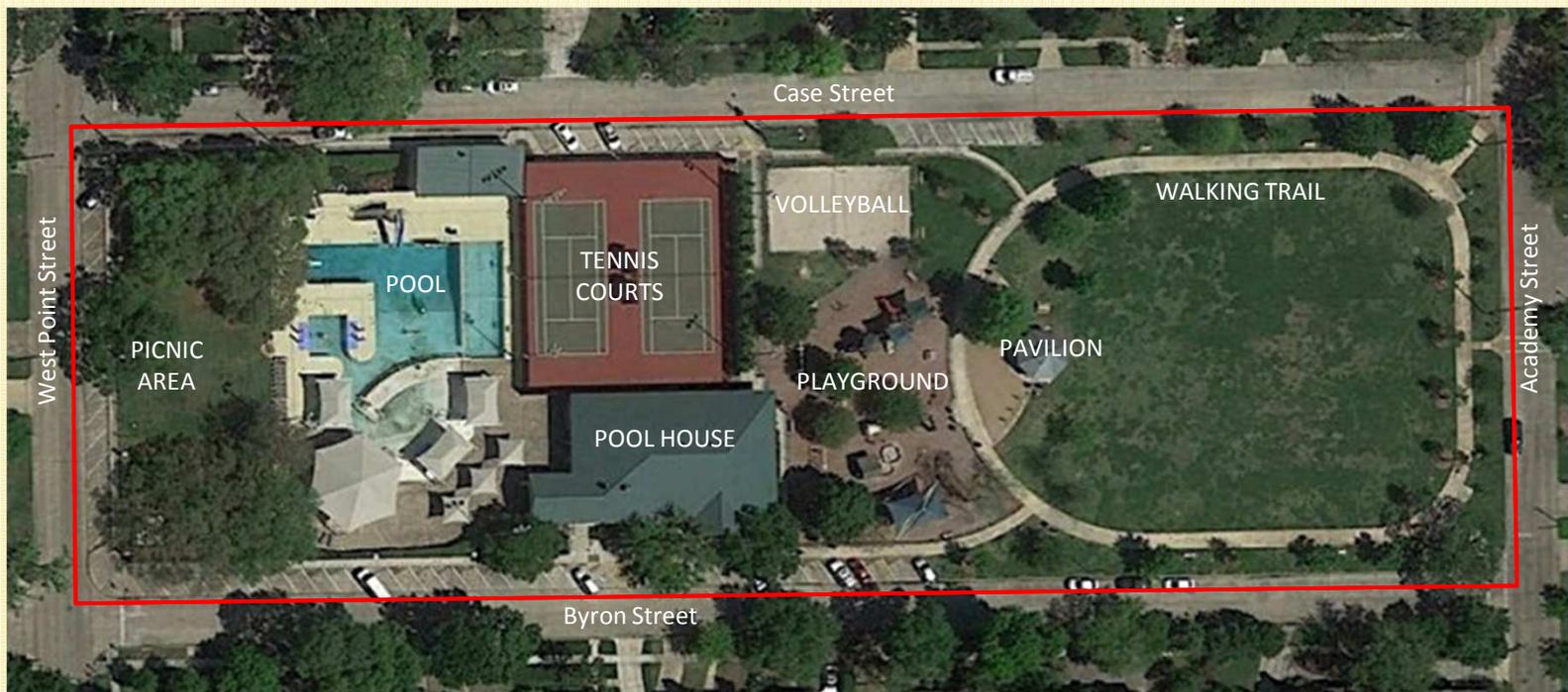
- Recreation Pool
- 2 Tennis Courts
- Playground (ages 2-5, 5-12)
- Pavilion
- Sand Volleyball Court
- Concrete walking trail
- Parking (52 spaces)
- Open play lawn
- Picnic area

Redevelopment Projects:

- 2000: Playground, lawn, pavilion and path
- 2009 - 2010: Pool, Pool House, Tennis Courts
- 2013: Play features added/replaced
- 2014: East end lawn and site furnishings

Assessment Comments

- Functions well as two parks,
- Picnic area west of pool inaccessible for public use during off-season.







Wier Park

Neighborhood Park .88 Acres
Dedicated 1939

Facility Inventory:

- 2 Tennis Courts
- Playground (ages 2-5)
- Playground (ages 5-12)
- Shade structure
- Picnic area
- Basketball half-court

Assessment Comments:

- Well loved neighborhood park; heavily used,
- Nicely shaded,
- Park space dominated by two tennis courts,
- Lacks significant unstructured open space.

Redevelopment Projects:

2008: Major redevelopment





Whitt Johnson Park Assessment

Whitt Johnson Park

Neighborhood Park .52 Acres
Dedicated 1973

Facility Inventory:

- Playground (ages 2-5)
- Playground (ages 5-12)
- Swingset
- Picnic area
- Shade structure
- 2 Basketball half-courts
- Parking (3 parallel spaces)

Redevelopment Projects:

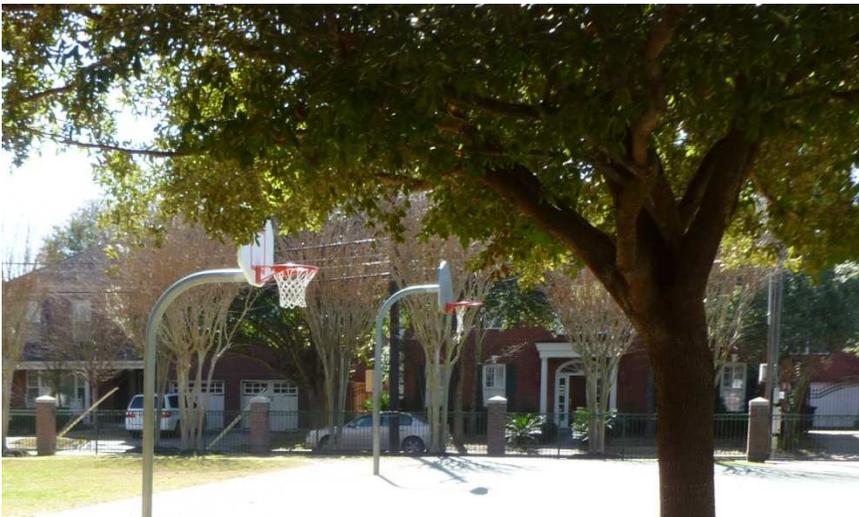
2008: Treehouse play structure
2013: 2-5 play system

Assessment Comments:

- Park elements well-integrated: columns, fence, furnishings,
- Lacks significant unstructured open space,
- Well-used park.



A Look at Today
Whitt Johnson Park Assessment



A Look at Today
Friends Park Assessment



Friends Park

Pocket Park .17 Acres

Dedicated 2007

Facility Inventory:

- Picnic area
- Shade structure
- Parking (3 spaces)
- Clock Tower
- Path and Seatwall

Assessment Comments:

- Successful pocket park and civic landmark,
- Planting and clock tower enhance streetscape.



Huffington Park

Neighborhood Park .61 Acres
Dedicated 1989

Facility Inventory:

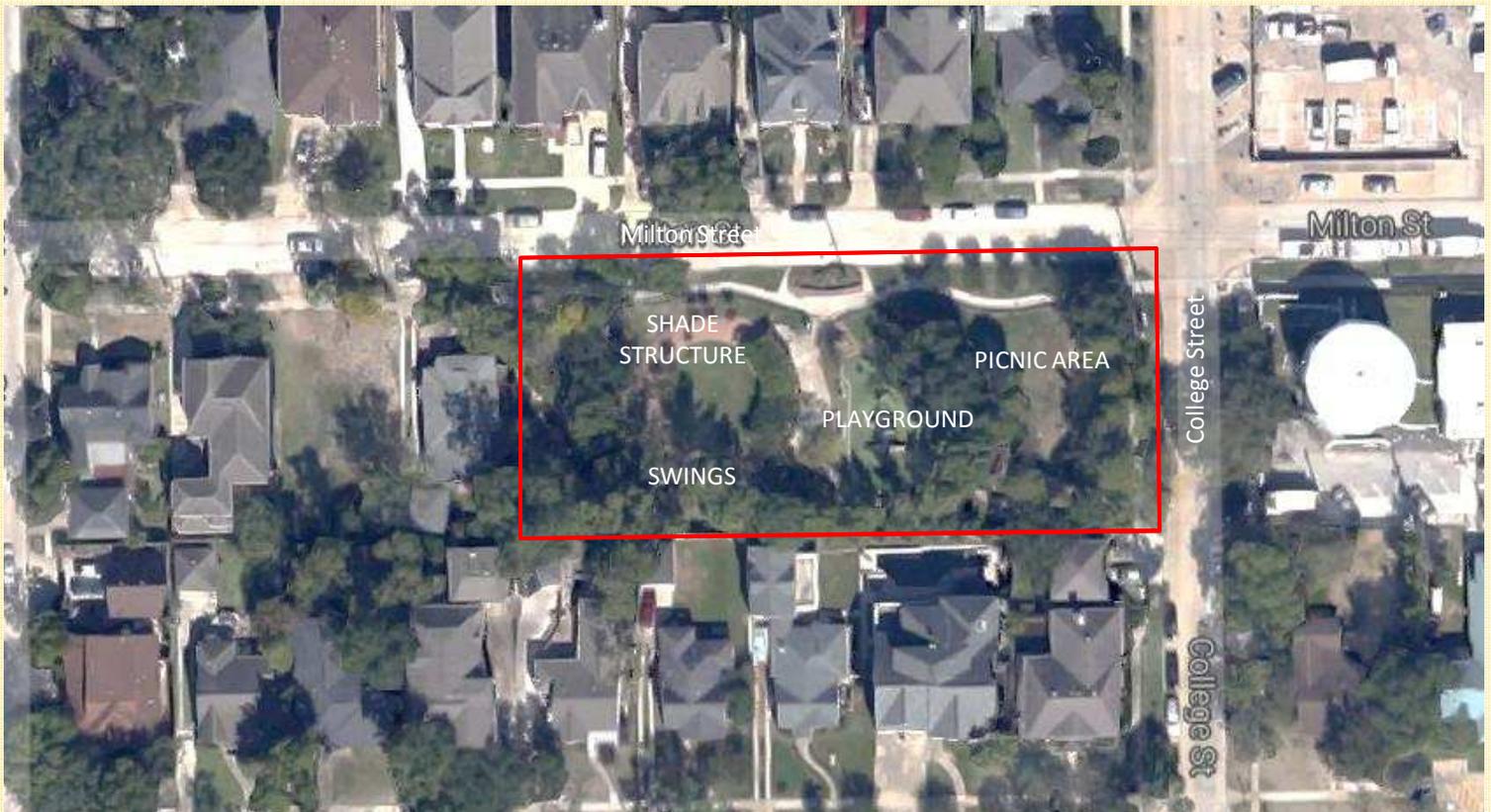
- Playground (ages 2-5)
- Swingset
- Picnic area
- Shade structure
- Walking paths
- Entry landscape

Redevelopment Projects:

- 2009: Redeveloped

Assessment Comments:

- Poor visibility into park,
- Excessive shade limits lawn growth,
- Entry hardscape outdated and needs repair/ replacement,
- Reconsider arbor and circular path.



A Look at Today
Huffington Park Assessment



Recreation Center Assessment

Recreation Center

Community Park 5.35 Acres

Acquired and Dedicated 2003

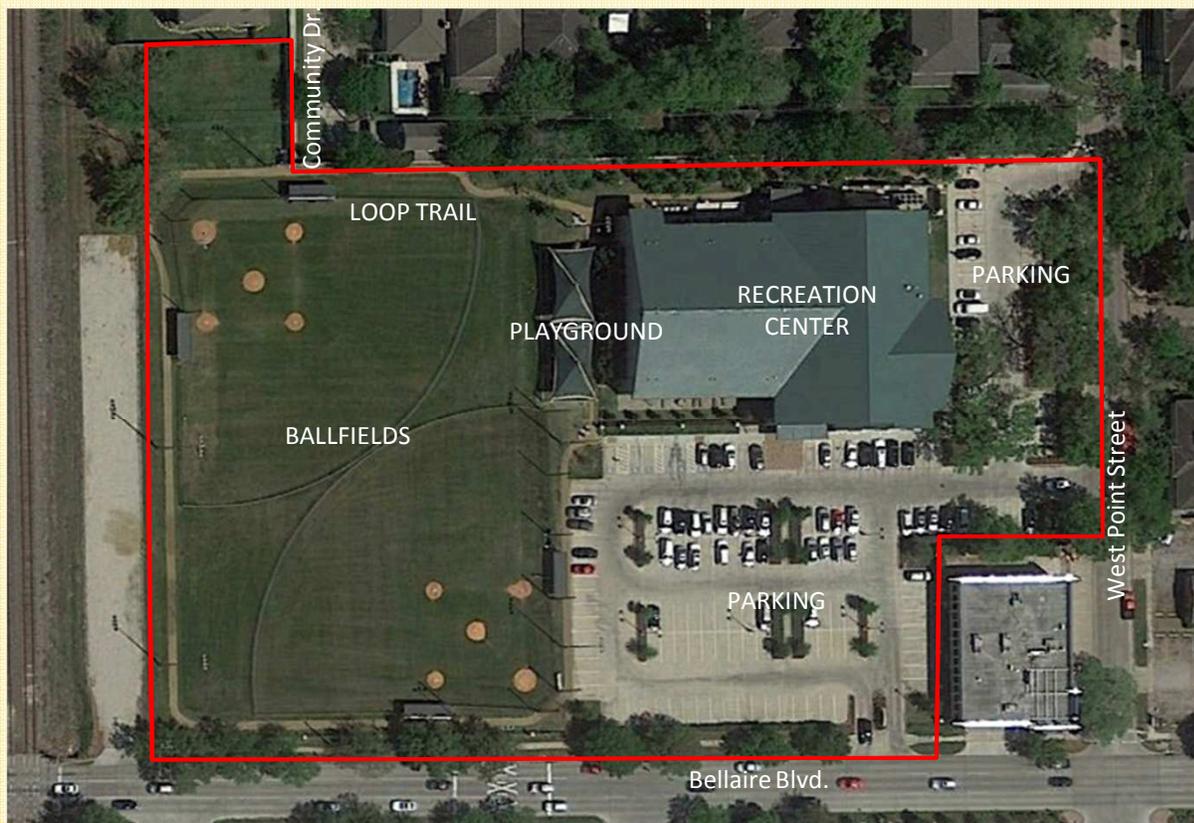
Reconstructed 2010

Facility Inventory:

- Playground (ages 2-5)
- Playground (ages 5-12)
- Swingset
- Picnic area
- Shade structure
- Parking
- Ball fields
- Jogging track
- Indoor Facilities

Assessment Comments:

- Well-used, successful facility,
- Outdoor recreation opportunities for general use are limited,
- Consider park use for lot at northwest corner.



A Look at Today
Recreation Center Assessment



Liberty Hill Park

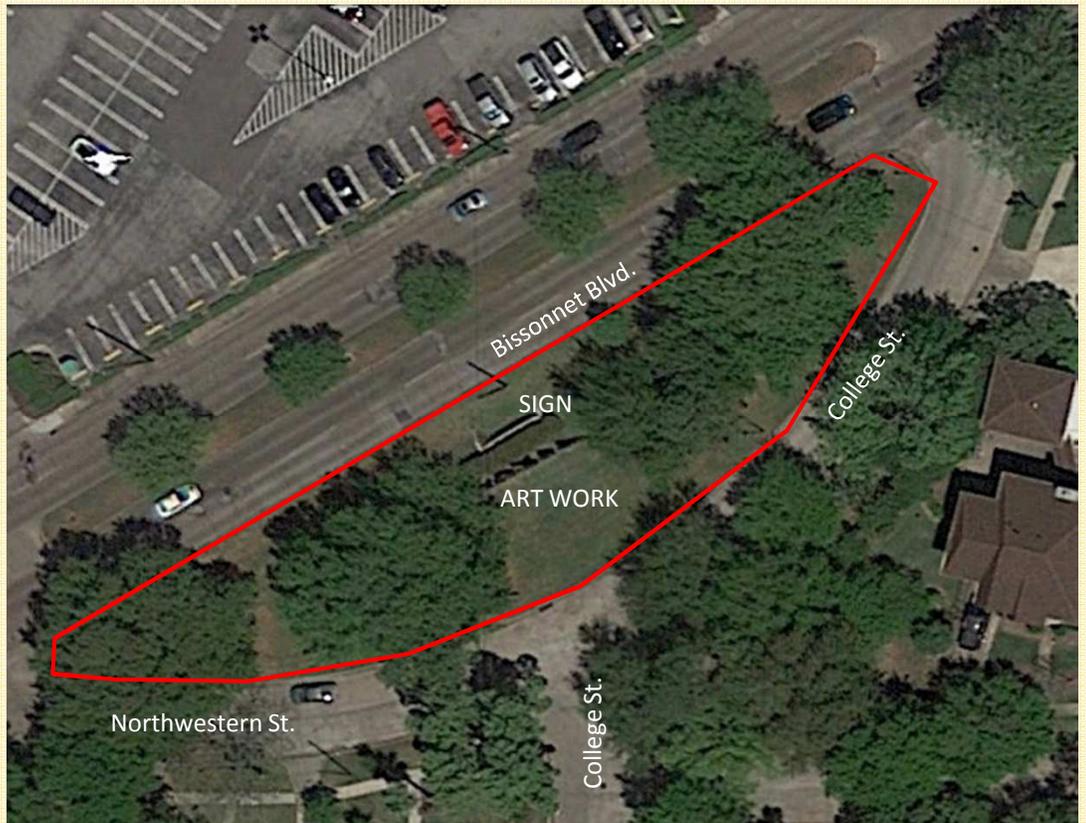
Park Property .17 Acres
Dedicated 1924

Facility Inventory:

- City Sign and landscaping
- Art Work
- Lawn and trees

Assessment Comments:

- No recreation facilities,
- Primarily serves as city identification sign and buffer for homes from Bissonnet,
- Explore ways to make the park usable and safe for recreation or consider re-allocating the land as landscape amenity space, not designated for recreation use,
- Outdated landscape at Bissonnet sign,
- Trees are in good shape and provide lots of shade.

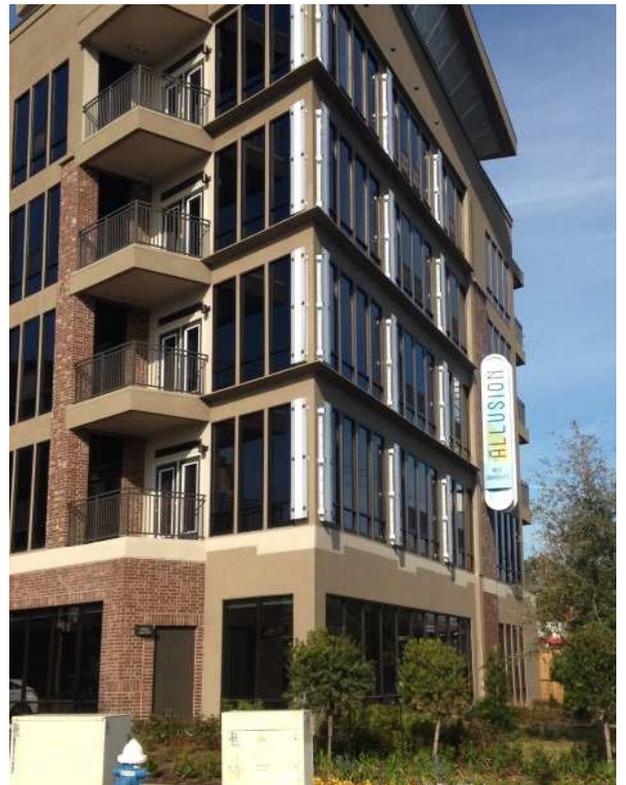


Population / Demographic Issues

- West U population roughly stable since 2000 at around 14,800
- Increase in multi-family residential near WUP may add pressure on park facilities
- Staff estimates that 5% to 10% of WUP population moves in or out of the city annually
- Staff observes a more diverse, global citizenry attending events and recreation classes

Conclusion

Changes in age, ethnicity and mobility are resulting in changing recreation needs and practices.



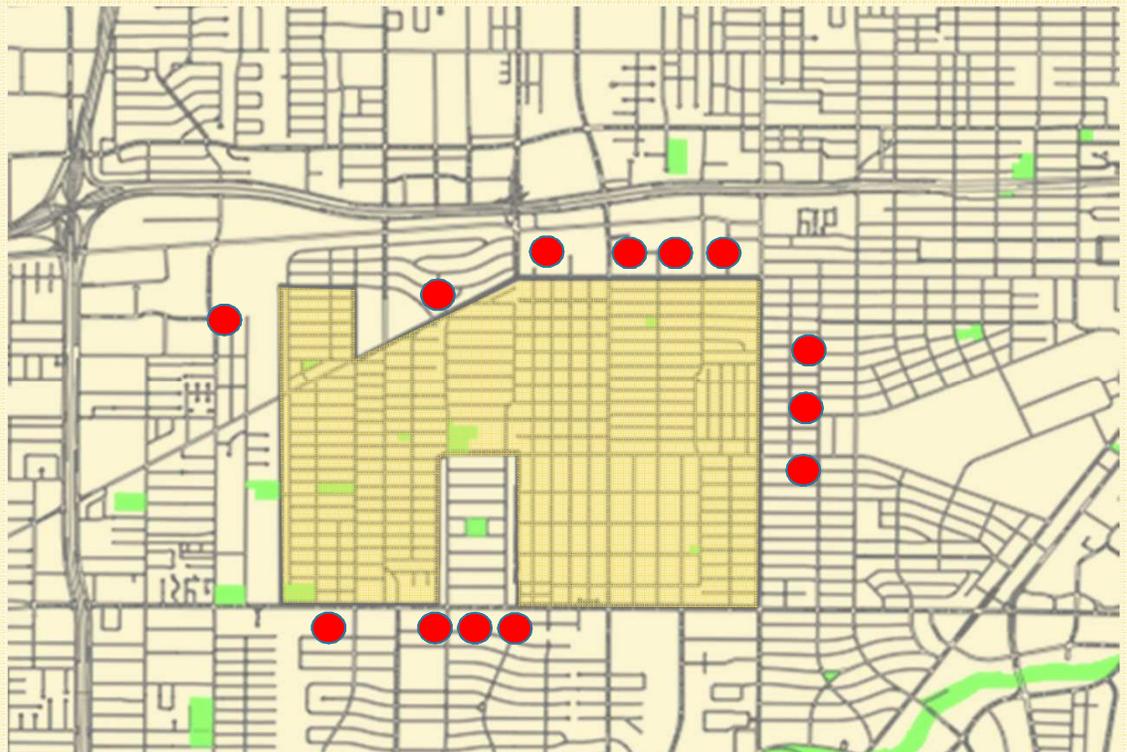
Multi-Family Residential Development

West U parks are open to the public, both city residents and non-residents from surrounding areas.*

Multi-family residential development has recently increased outside the West U city limits, due to desirable location and great market demand. This can be expected to increase non-resident use of the parks, putting more pressure on park land, facilities and upkeep of parks and facilities.

Restricting use of open parks is not practical without significant investment in additional staff to monitor each park. The open-park policy should be maintained.

* Special facilities such as the Rec Center, Colonial Park Pool and tennis court reservations are only available to residents.



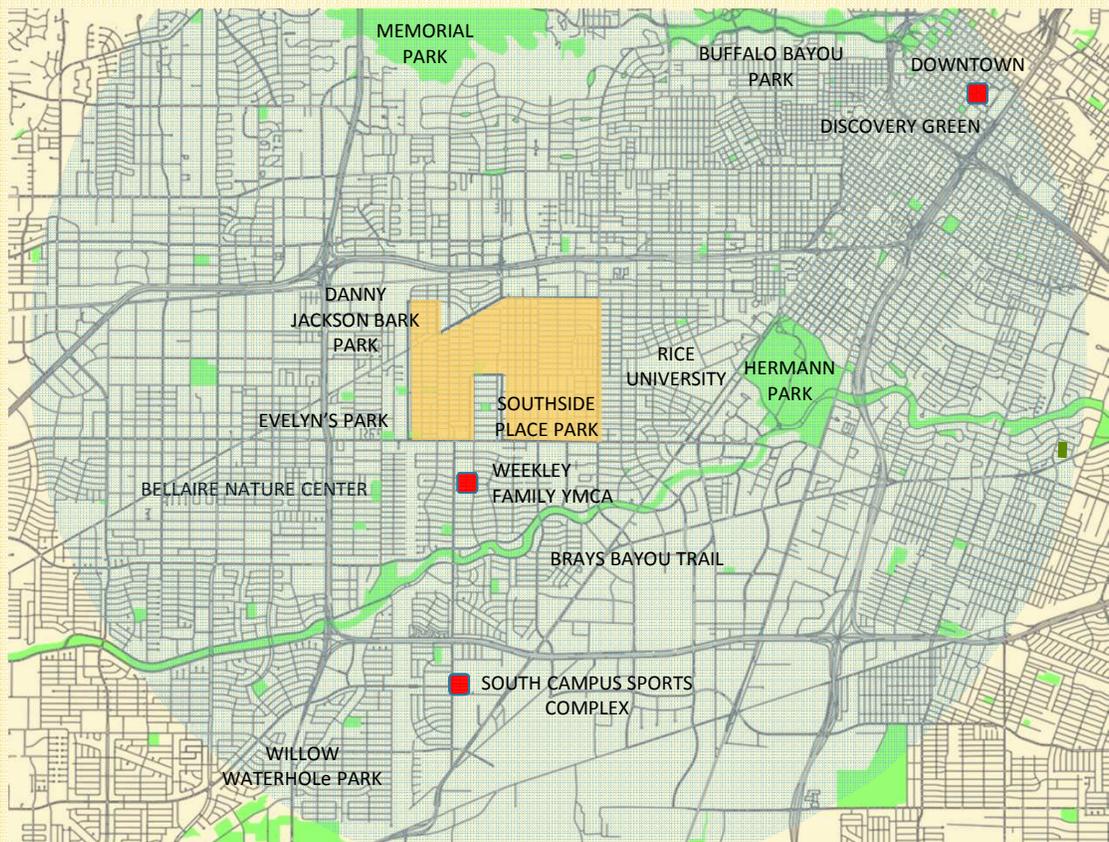
Recent Multi-Family Residential Development Near West U

Nearby Park Resources

West U residents benefit from wonderful park resources in the surrounding metropolitan area. There are many parks within a short drive from West U that provide an array of outdoor recreation experiences, including hike and bike trails, natural areas and major urban parks.

Consideration of these resources should be included as West U plans for utilization of limited land and facilities within the city. Outdoor experiences that require large parcels of land, special facilities or separation from residential properties should be left for venues outside of the city.

The availability of such parks allows West U to focus on providing neighborhood parks that are quickly and easily accessible for frequent use by West U residents of all ages.



**Parks & Recreation Department
2015 Operating Budget**

▪ Administration	\$568,035
▪ Recreation Center	\$1,312,975
▪ Colonial Park	\$395,520
▪ Senior Services	\$306,100
▪ Parks Maintenance	\$565,460
<u> Total 2015 Budget</u>	<u>\$3,148,090</u>

Estimated 2015 Revenue \$1,300,000

Net Taxpayer Expense \$1,848,090

Capital Improvement Projects Funding

Capital improvement projects are generally funded with taxpayer-approved City park bonds and with supplemental funds raised and donated by Friends of West U Parks.

The City pays for capital projects with budgeted funds that may include bond proceeds.



Walking, Running and Bicycling in West U

Walking, running and bicycling around neighborhood streets continue to be important and enjoyable forms of recreation and exercise in West U. Major street and sidewalk improvement programs over the last 15 years have made these activities safer and more enjoyable. Virtually every street within the city now has sidewalks and intersection curb ramps, accommodating young children on trikes and bikes and walkers with strollers and wagons.

The map on this page evaluates key issues related to navigating West U on foot and cycle. Major streets, railroad tracks and the Poor Farm Ditch are identified as potential barriers to pedestrians. Traffic signals and crosswalks are noted.

While the vast majority of West U residents drive their own cars when traveling outside the city, some do depend on public transportation or walking – perimeter street sidewalks and Metro bus stops are indicated as key ingredients to those modes of transportation.



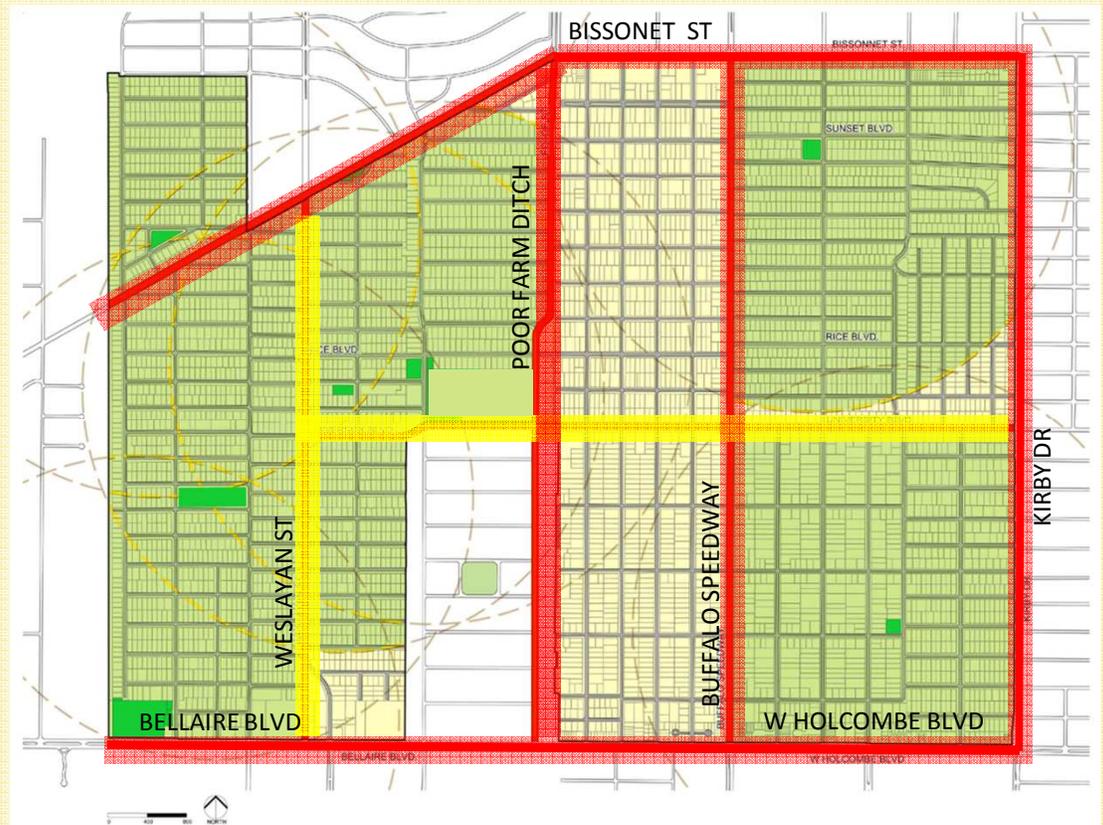
Pedestrian Mobility / Access to Parks

Access to Parks in West U

As barriers to pedestrians and bicyclists, major streets and Poor Farm Ditch affect access to West U Parks. Residents ranked safe walking distance to parks higher than any other open space activity in the Citizen Survey.

The 2000 Parks Master Plan utilized an accepted standard ½ mile radius (about a 10 minute walk) from each West U Park to evaluate proximity to parks. The map on this page demonstrates how streets and Poor Farm Ditch change the effective proximity of some residents to the closest park.

The area between Buffalo Speedway and Edloe / Poor Farm Ditch remains the largest area that does not have a park within a ½ mile effective walking radius of residents.





Master Plan Recommendations

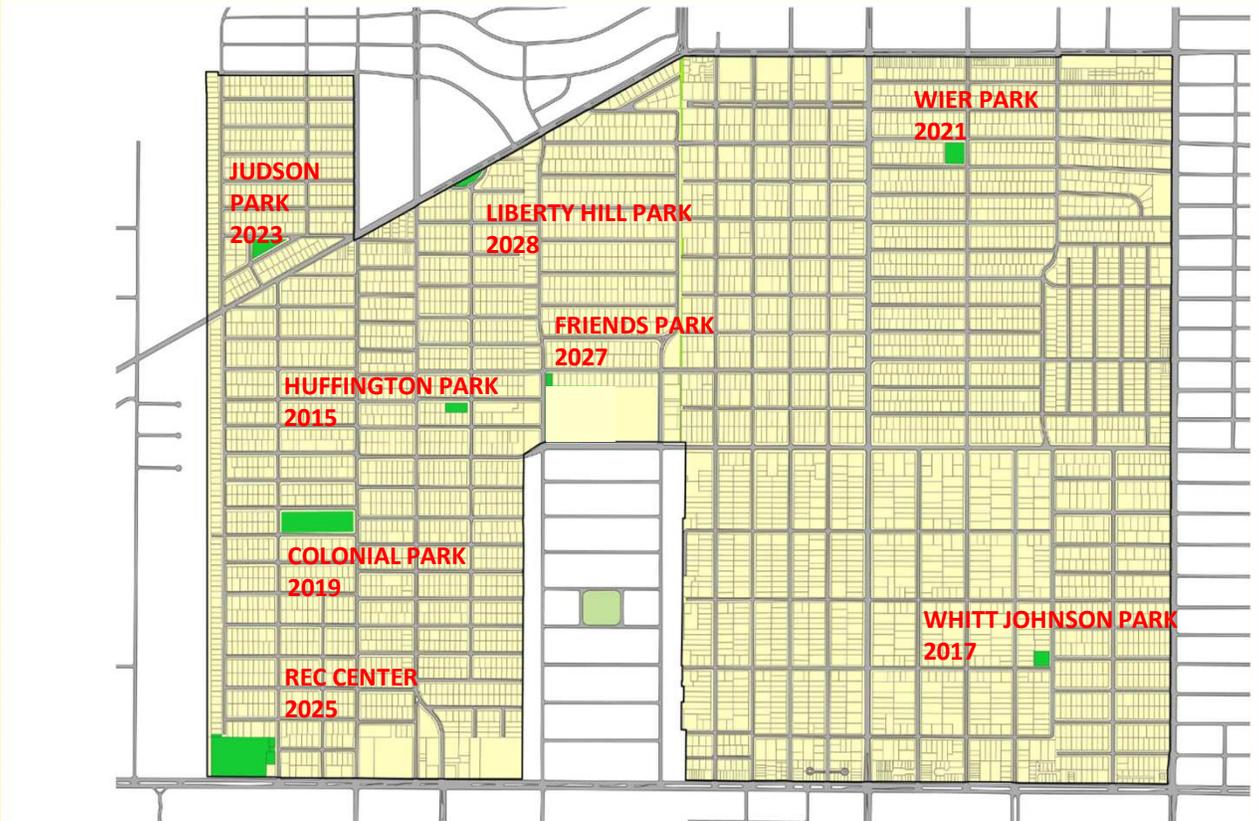
1. Establish a phased program to evaluate, design and redevelop every West U park over the next 15 years.
2. Parks facilities should reflect evolving needs and interests of the community.
3. Explore ways to increase unstructured open space in existing parks.
4. Seek opportunities to add unstructured open space to the park system
5. Pursue acquisition of additional park property for development as passive, unstructured open space, if parameters specified in this plan can be met.
6. Explore ways to increase recreation use of underutilized spaces in West U parks and around the community.
7. Explore ways optimize residents' ability to enjoy public ways and to access parks on bike and foot.
8. Include walking paths within West U where appropriate.
9. Explore opportunities to create a north-south linear hike & bike trail connecting to existing trails along Brays Bayou and Buffalo Bayou.
10. Pursue street, sidewalk and landscape improvements along Auden.
11. Explore cooperative efforts with West U Elementary School to enhance public use of school grounds after hours and to improve outdoor recreation facilities at the campus.
12. Develop gateways with signage and landscaping at key entrances to West U.
13. Continue key partnership with Friends of West U Parks.
14. Explore cooperative arrangements with other agencies and non-profit organizations.
15. Work with Friends of West U Parks to explore expanding the use of corporate sponsorships and partnerships
16. Develop a broad-based strategy to fund parks acquisition and capital projects.

* Note: Recommendations are numbered for convenience but are not ranked in order of importance.

Recommendation –

- 1. Establish a phased program to evaluate, design and redevelop every West U park over the next 15 years.**

Periodically parks must be reevaluated and considered in a fresh light to ensure they serve the community as needed. This program will address fundamental issues at each park and will consider whether major, fundamental changes need to be made. It will not be focused on repairs or replacement of equipment, but will address what amenities are provided, how they are arranged within the park property and how the park relates to the surrounding neighborhood. Current park uses will be challenged to ensure they remain vital and appropriate for the limited space available.



Projected Redevelopment Program Dates

Park Redevelopment Program



STAKEHOLDERS

- Residents around the park
- Resident park users
- Parks Board – balanced view of overall park system
- Friends of West U Parks
- West U Senior Board
- Parks Department Staff
- Design Professionals

PROCESS

- Address one park every two years – one year for input and design; one year for construction
- Evaluate preferences of park users and community needs
- Evaluate conditions and performance of the park
- Evaluate surrounding neighborhood conditions and pedestrian access
- Consider a variety of improvements – up to complete redesign as warranted

BUDGET AND FUNDING

- Allocate major capital funding for each park depending on park size and project scope
- Work with Friends to determine target share for each



\$



\$



PROJECT BUDGET

Recommendation –

2. Parks facilities should reflect evolving needs and interests of the community.

The population of West U is becoming more diverse and global. The city is home to families of professionals and business people who move here from all over the world. Recreation needs and interests of these families may differ from those of a more homogeneous population of the past.

Interest and involvement in senior adult recreation has increased dramatically since 2000. Staff observes that West U seniors are more active and interested in fitness than in the past.

- Be proactive to encourage new and current residents to be involved and communicative about their needs and desires for outdoor recreation and programs.
- Continue informal staff observation and communication regarding public preferences and desires.
- Conduct a Five Year Follow-up preference survey in 2020 to obtain updated feedback.
- Consider non-traditional facilities and programs to supplement familiar park amenities.
 - Gardening is valued by many new residents as a familiar activity and a way to share their culture with new friends.
 - Recent immigrants as well as long-time citizens may enjoy gathering with friends and family at large open-air picnics and events.
 - Classes and organized events can incorporate a variety of activities, such as tai chi.
 - People from many cultures value the opportunity to walk and exercise in natural surroundings.
- Public events are gateways to civic involvement. Continue parks-based events that engage new residents.



Residents expressed a strong desire in the Survey for open, unstructured green spaces. Open lawn areas provide places for a variety of recreation activities as well as giving a sense of spaciousness to the park and surrounding neighborhood. West U parks have limited acreage and to a large extent have been filled with recreation facilities, limiting the amount of unstructured open space available close to home.

Recommendation –

3. Explore ways to increase unstructured open space in existing parks.

As parks are re-evaluated in the Park Redevelopment Program, consider opportunities to rearrange park layout to add more unstructured open space.

Consider expanding existing parks by acquiring adjacent lots as available.



Open play lawn in Judson Park is well-loved by residents



Unstructured open space is flexible for a variety of uses

Recommendation –

4. Seek opportunities to add unstructured open space to the park system

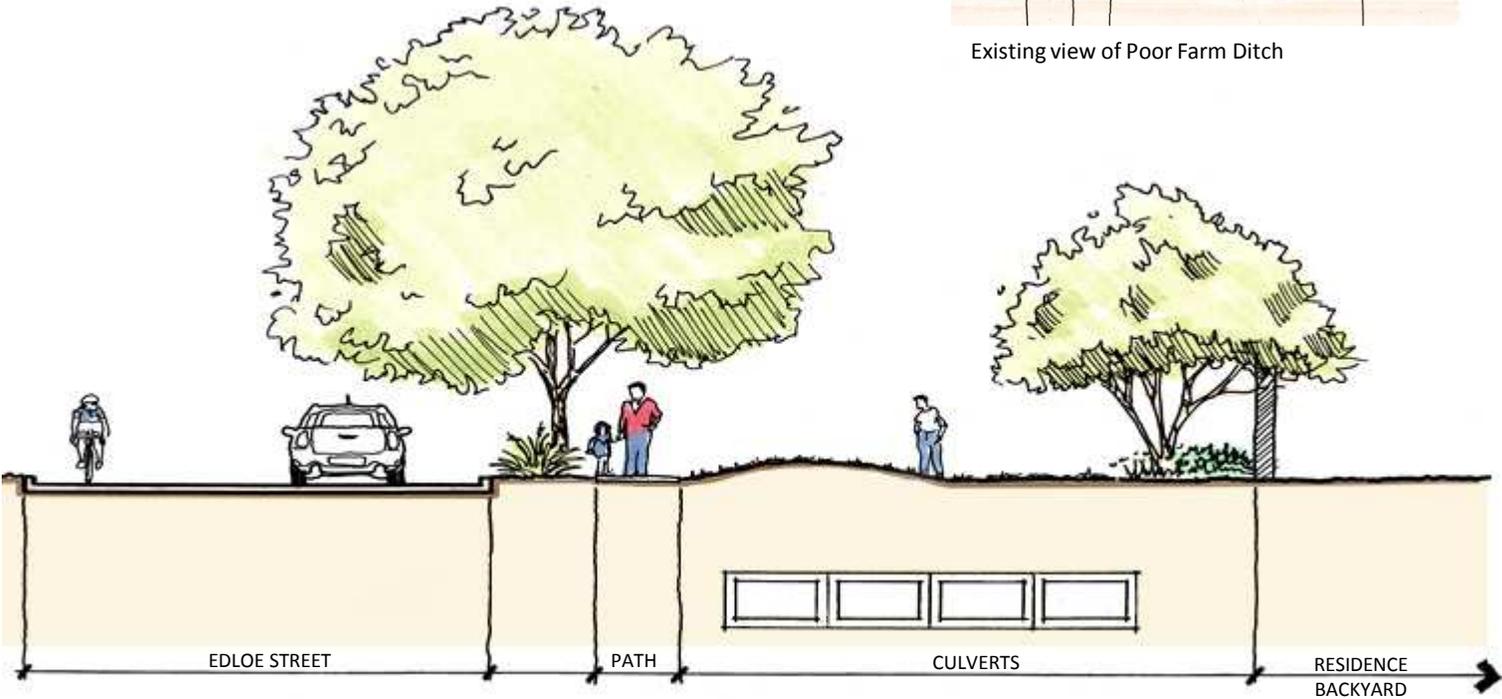
- Pursue conversion of a portion of Poor Farm Ditch along Edloe, between Sunset and Georgetown to become a park, including unstructured open space. ‘Conversion’ would involve replacement of the open ditch with large underground culverts to convey stormwater.
 - Valuable resource with excellent location
 - Ditch is currently a blight in the community; it could be an amenity
 - Issue has been studied previously with Harris County Flood Control District and found viable
 - Long-term, costly project
 - Park amenities would be studied carefully with community involvement



Location of possible park along Edloe



Existing view of Poor Farm Ditch



Possible approach to enclose Poor Farm Ditch in culverts to provide open space



Existing view of Edloe Street along Poor Farm Ditch



Possible appearance of park space over Poor Farm Ditch, along Edloe

While improvements have been made for walking access to parks for some areas of West U, residents between Edloe and Buffalo Speedway still are not within ½ mile of a park.

As noted above, there is not community consensus about acquisition of new parkland. Accordingly, any pursuit of new land should proceed only under careful guidelines and full, open community involvement.

Public feedback indicates that passive, unstructured open space should be the focus, if new parkland is considered.

The community continues to be concerned about the ability of new parks to be ‘good neighbors’ to the surrounding residents. Parking, safety, traffic, light and noise are concerns.

Recommendation –

5. Pursue acquisition of additional park property for development as passive, unstructured open space, if parameters specified in this plan can be met.

- Within target area between Edloe and Buffalo Speedway, both north and south of University
- No tax rate increase
- Local neighbors’ support
- Address safety, traffic, privacy, noise, parking and light issues



Recommendation –

6. Explore ways to increase recreation use of underutilized spaces in West U parks and around the community.

It is important to take full advantage of all park and open space available to the citizens of West U. The Task Force identified some areas that could be better utilized for outdoor recreation.

- The Recreation Center occupies a substantial parcel of land but currently provides limited outdoor recreation opportunities that are open for general use, outside of organized sports. The city owns an adjacent residential lot on Community Dr. that may offer opportunity as well. Explore options to increase and diversify recreation at this facility.
- The west end of Colonial Park is enclosed within the swimming pool fence and is available for use only in conjunction with the pool facilities. Options should be explored to more fully utilize the area throughout the year.
- Liberty Hill Park is small and surrounded by streets, including Bissonnet, a high-traffic collector street. Explore ways to make the park usable and safe for recreation or consider re-allocating the land as landscape amenity space, not designated for recreation use.

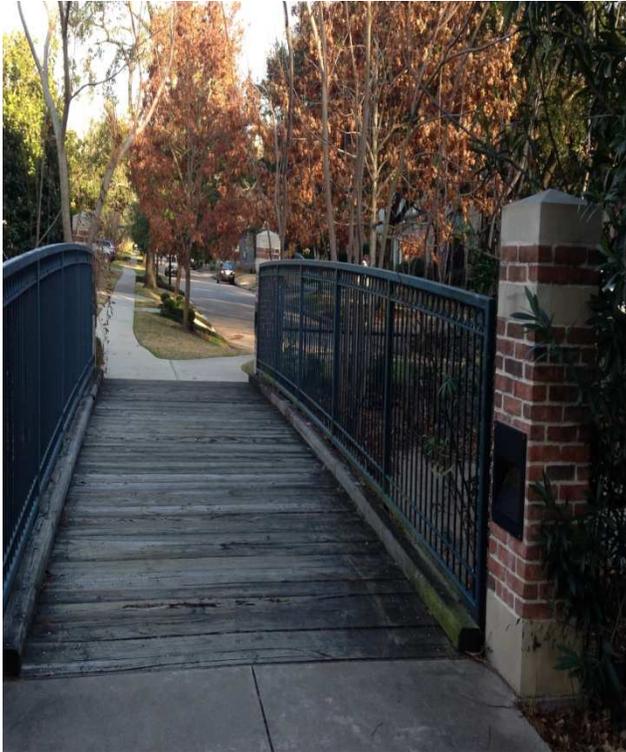


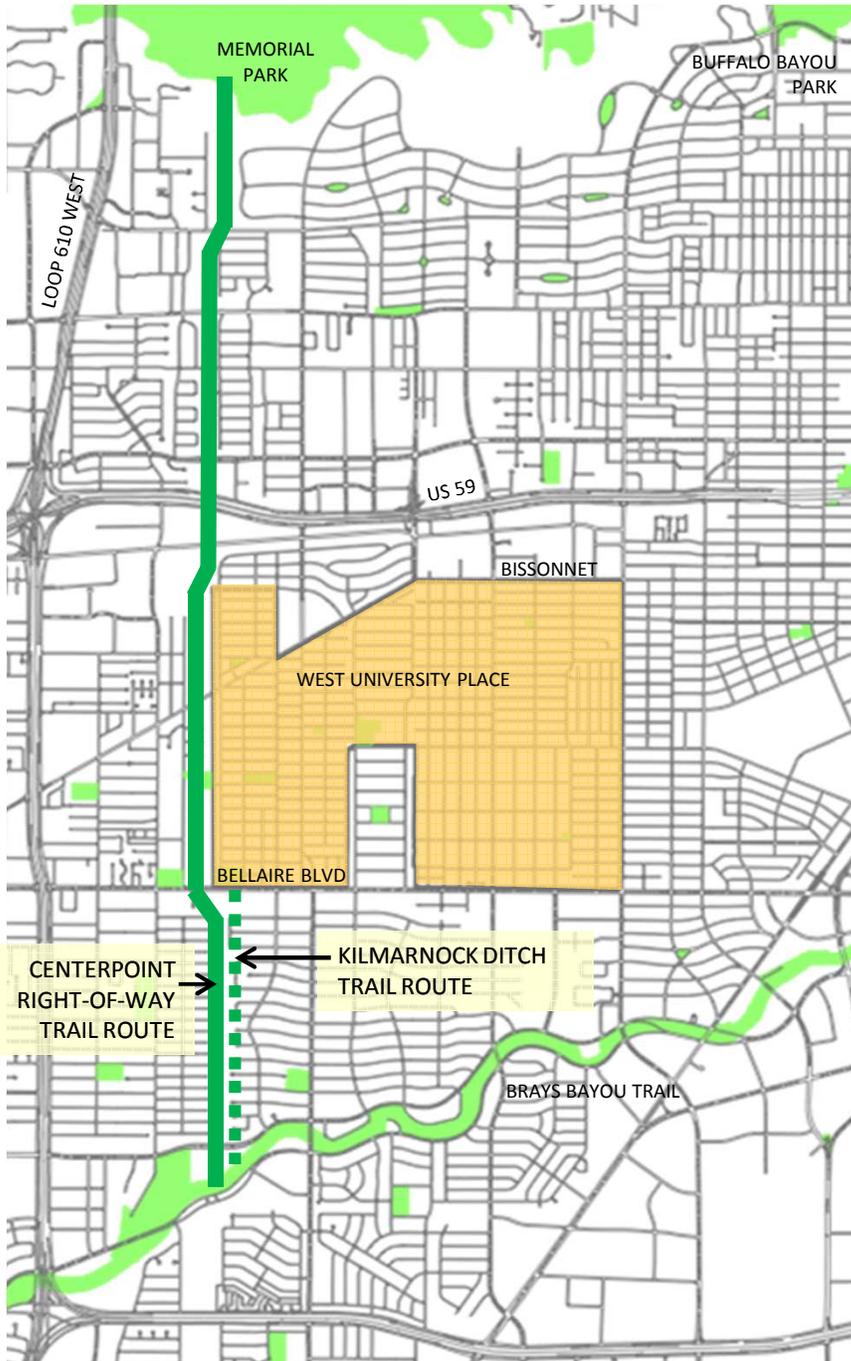
Recommendation –

7. Explore ways to optimize residents' ability to enjoy public ways and to access parks on bike and foot.

West U has limited parkland and people of all backgrounds love to walk, jog and bicycle along streets and other public areas. Evaluate opportunities to reduce barriers described above in A Look At Today: Access to Parks.

- Explore ways to enhance safe crossings along Buffalo Speedway
- Evaluate opportunities to cross Poor Farm Ditch south of University Blvd.
- Ensure bike racks are well-located within all parks





West U residents expressed a strong desire to have walking paths within parks and linear parks with trails. West U parks do not currently allow adequately for that activity and residents must drive to be able to use major area trails .

Recommendation –

8. Include walking paths within West U where appropriate.

- Within parks
- Along Poor Farm Ditch

Recommendation –

9. Explore opportunities to create a north-south linear hike & bike trail connecting to existing trails along Brays Bayou and Buffalo Bayou.

Linear tracts of land near West U offer opportunities for public trails.

- Coordinate with public agencies, non-profit organizations and CenterPoint to create a public hike & bike trail extending north-south along CenterPoint right-of-way to Brays Bayou and to Memorial Park
- Consider constructing a hike & bike trail along West U-owned Kilmarnock Ditch, south of Bellaire Blvd. toward Brays Bayou.

The **City Center** is a vital area of West U, contributing to a unique small-town atmosphere and sense of place. Enhancement projects over the last 10 years have made dramatic improvements. The City Center must continue be attractive and functional for pedestrians and drivers, children and adults.

Recommendation –

10. Pursue street, sidewalk and landscape improvements along Auden between Rice Blvd. and University Drive.

- Enhance pedestrian safety
- Improve appearance
- Reduce congestion
- Improve pedestrian mobility at Library and Community Center



Recommendation –

11. Explore cooperative efforts with West U Elementary School to enhance public use of school grounds after hours and to improve outdoor recreation facilities at the campus.

Recommendation –

12. Develop gateways with signage and landscaping at key entrances to West U.

West U is a distinct municipality but also enmeshed in the urban fabric of surrounding Houston. Physical landmarks at key entrances to West U can be a source of pride and identity.





Recommendation –

13. Continue key partnership with Friends of West U Parks.

The Friends of West U Parks has been a major supporter of parks capital development projects for many years. In addition to financial support through their non-profit status, the members lead community involvement in parks advocacy and engagement. The organization also offers opportunities through social events for all interested citizens to become actively engaged with community parks. This leadership role is invaluable and should be encouraged and cultivated by the City.

Recommendation –

14. Explore cooperative arrangements with other agencies and non-profit organizations.

West U is integrated with the surrounding metropolitan area. There are opportunities to cooperate with other organizations on outdoor recreation initiatives that benefit the citizens of West U as well as others. With the assistance of the Friends group, the City should explore a variety of cooperative arrangements with non-profit and governmental organizations.

- Joint-use arrangements
- Cooperative development
- Planning Coordination

Recommendation –

15. Work with Friends of West U Parks to explore expanding corporate sponsorships and partnerships

Corporate sponsorships have been utilized on a limited basis. Public response to the Survey indicates an interest in exploring expanded roles in a manner that is appropriate in West U.



West U currently uses the Parks & Recreation Department annual budget for operations, repairs and replacements. Major capital projects are approached in partnership with the Friends of West U Parks.

The citizen survey indicated a strong preference to avoid tax increases to pay for parks capital improvement projects.

West U has previously used bond debt to pay for major sidewalk, street and lighting projects that have made substantial improvements for walking, jogging and biking within the community.

West U currently has significant bonded debt repayment obligations, however repayment of current bonds over the next several years will enable new bond debt without tax increases.

Recommendation –

16. Develop a broad-based strategy to fund parks acquisition and capital projects.

- Include major park improvement projects in long-range planning for the City annual budget
- Explore grants and interagency assistance
 - Texas Parks & Wildlife Department
 - Texas Department of Transportation
 - Harris County Precinct Three
 - Harris County Flood Control District
 - Houston-Galveston Area Council (H-GAC)
- Work with Friends of West U Parks to establish a structured, stable project strategy. Schedule major projects and set targets for Friends and City share.
- Consider strategy of bond financing for major acquisition and/or development projects if needed beyond the City budget and Friends assistance.
- Explore private donations of property where appropriate
- Consider the strategy of obtaining an option to purchase for property of interest. This will help resolve timing constraints; the City typically cannot move as quickly as private developers to place a traditional offer on available property. The City can also utilize the additional time to ascertain community support, develop a use plan and organize funding for potential park properties.

2014 West U Parks & Recreation Citizen Survey



WEST UNIVERSITY PLACE PARKS & RECREATION CITIZEN SURVEY 2013



The City of West University Place is updating our parks and open space master plan and we want your input. Your feedback on this survey will help West U develop resident- guided- short and long-range goals for the parks and recreation department.

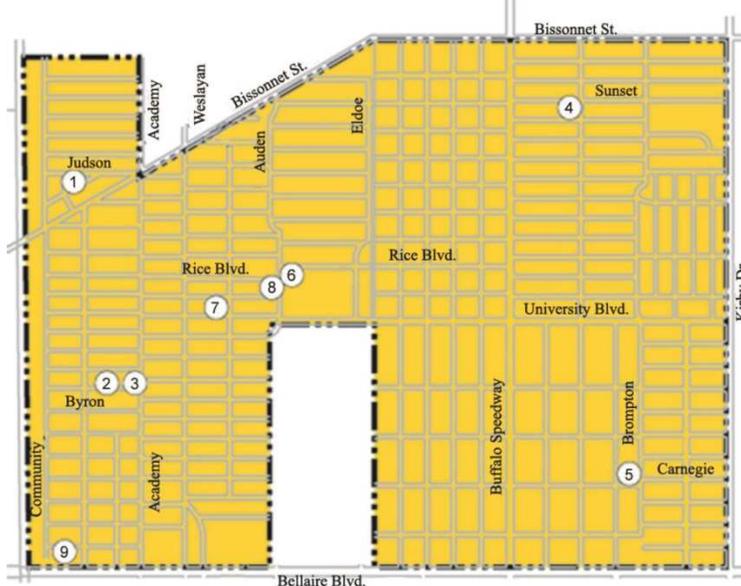
Thank you for your help!

WEST U PARK AND RECREATION USE

Using the scale provided, please **INDICATE HOW OFTEN** you and the members of your household have used each park and recreation facility in West U in the past year. For example, if you have used Colonial park about once a week, please **write** a "W" on the line for "You" under the Colonial park column.

	D = Almost daily	W = About once a week	M = About once a month	Y = About once a year					
	N = Not at all				N/A = We have no household members in the age group				
	<u>Judson</u> (1)	<u>Colonial Park Pool</u> (2)	<u>Colonial</u> (3)	<u>Wier</u> (4)	<u>Whitt Johnson</u> (4)	<u>Friends</u> (6)	<u>Huffington</u> (7)	<u>Community/ Senior Center</u> (8)	<u>Recreation Center</u> (9)
You	_____	_____	_____	_____	_____	_____	_____	_____	_____
Please complete the section below for members of your household (not including you)									
Children (0-5 yrs.)	_____	_____	_____	_____	_____	_____	_____	_____	_____
Youth (6-12 yrs.)	_____	_____	_____	_____	_____	_____	_____	_____	_____
Teens (13-17 yrs.)	_____	_____	_____	_____	_____	_____	_____	_____	_____
Adults (18-30 yrs.)	_____	_____	_____	_____	_____	_____	_____	_____	_____
Adults (31-64 yrs.)	_____	_____	_____	_____	_____	_____	_____	_____	_____
Adults (65+ yrs.)	_____	_____	_____	_____	_____	_____	_____	_____	_____

MAP OF WEST U PARKS & FACILITIES



- LEGEND**
1. Judson Park
 2. Colonial Park Pool
 3. Colonial Park
 4. Wier Park
 5. Whitt Johnson Park
 6. Friends Park
 7. Huffington Park
 8. Community/ Senior Center
 9. Recreation Center

2014 West U Parks & Recreation
Citizen Survey

WEST U PARK AND RECREATION USE CONT.

Please **CIRCLE ALL OF THE FACILITIES** for each park listed below that you and the people in your household have used in the last year. (Circle all that apply).

Judson	Tennis court	Picnic deck	Playground equipment	BBQ grills	Other: _____	None
Colonial	Swimming pool	Sand volleyball	Concessions	Party deck	Multi-purpose/party room	Pavilion
	Tennis courts	Playground equipment	Walking/jogging path	Other _____	None	
Wier	Playground equipment	Picnic tables	Tennis courts	Basketball courts	Other: _____	None
Whitt Johnson	Playground equipment	Gazebo	Picnic facilities	Basketball courts	Other _____	None
Friends	Seating	Walkway	Shade arbor	Other _____	None	
Community/Senior Center	Leisure classes	Trips	Rentals	Group exercise	Other _____	None
Huffington	Playground equipment	Shade arbor	Game/picnic tables	Other _____	None	
Recreation Center	Indoor pool	Racquetball/squash courts	Cardio equipment	Weight equipment	Trail	
	Group exercise	Leisure classes	Playground	Athletic fields	Other _____	None

Please **CIRCLE ONE** answer indicating about how often members of your household have used West U Elementary School facilities during the last 12 months.

Playgrounds (outside of school-time)	Almost Daily	About once a Week	About once a Month	About once a Year	Not at All
Open spaces (not ball fields outside of organized sports)	Almost Daily	About once a Week	About once a Month	About once a Year	Not at All

SERVICE QUALITY/ PROGRAMMING

Please **CIRCLE ONE** level of agreement for each of the following measures of service quality.

West U parks are well-maintained.	Agree	Neutral	Disagree	N/A
West U playgrounds are well-maintained.	Agree	Neutral	Disagree	N/A
There is adequate shade in West U Parks.	Agree	Neutral	Disagree	N/A
Overall, I am satisfied with West U parks and recreation facilities.	Agree	Neutral	Disagree	N/A
I am satisfied with the number of parks in West U.	Agree	Neutral	Disagree	N/A
West U parks provide safe places to recreate/ exercise.	Agree	Neutral	Disagree	N/A
West U parks provide opportunities to interact with neighbors.	Agree	Neutral	Disagree	N/A
West U should have more open, unstructured green spaces.	Agree	Neutral	Disagree	N/A
Members of my household can easily walk to a West U Park.	Agree	Neutral	Disagree	N/A

2014 West U Parks & Recreation
Citizen Survey

FUTURE PROGRAMS & FACILITIES

Please **CIRCLE ONE** level indicating how important each of the following amenities in West U parks is to you and your household members.

Playgrounds	High	Medium	Low	None
Walking paths in parks	High	Medium	Low	None
Linear park(s) with trails and walking paths (such as the Union Pacific right-of-way)	High	Medium	Low	None
Tennis courts	High	Medium	Low	None
Basketball courts	High	Medium	Low	None
Shaded seating	High	Medium	Low	None
Picnic tables	High	Medium	Low	None
Benches	High	Medium	Low	None
Outdoor exercise equipment	High	Medium	Low	None
Outdoor areas for personal fitness/personal training	High	Medium	Low	None
Open, unstructured green spaces	High	Medium	Low	None
Open air pavilion	High	Medium	Low	None
Native plant / habitat area	High	Medium	Low	None
Community garden	High	Medium	Low	None
Outdoor classroom	High	Medium	Low	None
Parks within safe walking distance of my home	High	Medium	Low	None
Other _____	High	Medium	Low	None
Other _____	High	Medium	Low	None

Please **list** up to 3 programs you would like the West U Parks and Recreation Department to offer in the future and indicate for which age group(s). (Circle all age groups that apply for each line/program suggestion):

- _____ Children (0-5) Youth (6-12) Teens (13-17) Adults (18-30) Adults (31-64) Adults (65+)
- _____ Children (0-5) Youth (6-12) Teens (13-17) Adults (18-30) Adults (31-64) Adults (65+)
- _____ Children (0-5) Youth (6-12) Teens (13-17) Adults (18-30) Adults (31-64) Adults (65+)

2014 West U Parks & Recreation
Citizen Survey

Please indicate how you feel about the following statements.

CIRCLE ONE answer for each statement.

West U should acquire <u>land</u> for a park between Edloe and Buffalo Speedway?	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
West U should acquire land for a park in other areas of the City?	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree

If agree, where _____ ?

I would support a property tax increase to both acquire and develop a new park?	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
I would support a new neighborhood park near my home.	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree

There are different ways to fund acquisition and construction of public parks in West U. For each of the options listed below, **CIRCLE** whether you are in FAVOR or AGAINST each option.

Private contributions (including Friends of West U Parks)	IN FAVOR	AGAINST
Revenues bonds repaid with increased property taxes	IN FAVOR	AGAINST
Corporate sponsorship	IN FAVOR	AGAINST

WEST U LIBRARY

The library is owned by West U and operated by Harris County. Please provide us feedback about the West U public library. **CIRCLE ONE** answer for each question.

How often do you use the West U public library?	Almost Daily	About once a Week	About once a Month	About once a Year	Not at All
I would support West U tax funded capital improvements to the library?	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree

DEMOGRAPHICS

Demographic data is collected to determine if a representative sample of the community has completed the survey. This data is also useful when it is utilized to apply for grants and external funding. All data will be kept confidential and will be reported in aggregate form only.

Are you? (check one) Male Female Do you own or rent in West U? (check one) Own Rent
 In what year were you born? _____ How long have you lived in West U? _____ years?

Including yourself, indicate the **NUMBER** of people who live in your household who are in the following age categories: (If none, write "0")

____ 0- 5 yrs. ____ 6-12 yrs. ____ 13-17 yrs. ____ 18-54 yrs. ____ 55-64 yrs. ____ 65+ yrs.

ADDITIONAL COMMENTS

Is there anything else you would like to tell us regarding West U's Parks & Recreation Facilities?

West University Place Citizen Survey Snapshot



Parks

Safe walking distances to parks (70%); and shaded seating (51%), benches (51%), open, unstructured spaces (45%), and walking paths in parks (42%) are of high importance to citizens.

Access

82% of Citizens indicate members of their household can **easily walk** to a West U park.

Park Use

56% of survey respondents use at least one West U park **at least once a month**.



Prepared by Texas A&M AgriLife Extension

Impact

Citizens indicate West U parks provide **safe places to recreate/ exercise (89%)** and **provide opportunities to interact with neighbors (77%)**.



Acquisition

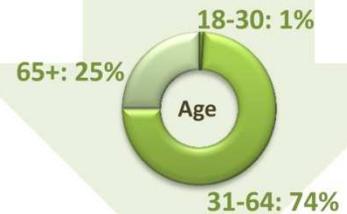
38% and 45% of survey respondents indicated they were **neutral regarding acquiring parkland**. 32% agree land should be acquired between Edloe and Buffalo Speedway, while 30% disagreed. 22% agreed parkland was needed elsewhere but 32% of respondents disagree.

Funding

Majority of residents favor using **private contributions (96%)** and **corporate sponsorship (85%)** to fund parks.

1,430 survey respondents

99% C.I. +/- 3



2014 Parks and Recreation Department Citizen Survey



AGENDA MEMO
BUSINESS OF THE CITY COUNCIL
CITY OF WEST UNIVERSITY PLACE, TEXAS

AGENDA OF:	March 23, 2015	AGENDA ITEM:	8
DATE SUBMITTED:	March 20, 2015	DEPARTMENT:	Public Works
PREPARED BY:	Michael Ross, City Manager	PRESENTER:	Michael Ross, City Manager
SUBJECT:	Negotiations with the West University Baptist Church Regarding Potential Property Exchanges		
ATTACHMENTS:	Resolution		
EXPENDITURE REQUIRED:			\$0
AMOUNT BUDGETED:			\$0
ACCOUNT NO.:			
ADDITIONAL APPROPRIATION REQUIRED:			\$0
ACCOUNT NO.:			

EXECUTIVE SUMMARY

The attached resolution ratifies the City Council's authorization and direction to the City Manager to take such action as may be necessary to investigate the feasibility of a sale or exchange of property with the West University Baptist Church. Additionally, it reiterates that the actions of the City Manager taken heretofore to investigate the sale or exchange of property are hereby approved and supported by the City Council. This specifically includes, but is not limited to, the authorization for a special exception for the property at 3826 Milton Street for use by the West University Baptist Church.

RECOMMENDATION

Staff recommends that the City Council approve the resolution.

PASSED, APPROVED AND ADOPTED this the 23rd day of March, 2015.

(Seal)

Attest: _____
City Secretary

Signed: _____
Mayor

Recommended: _____
City Manager

Approved as to legal form: _____
City Attorney

AGENDA MEMO
BUSINESS OF THE CITY COUNCIL
CITY OF WEST UNIVERSITY PLACE, TEXAS

AGENDA OF:	March 23, 2015	AGENDA ITEM:	9
DATE SUBMITTED:	March 19, 2015	DEPARTMENT:	Public Works
PREPARED BY:	D. Beach, Assist. Public Works Dir.	PRESENTER:	D. Beach, Assistant Public Works Director
SUBJECT:	Dincans Public Works Maintenance Facility – Architectural Design Services.		
ATTACHMENTS:	None		
EXPENDITURE REQUIRED:	\$199,000		
AMOUNT BUDGETED:	\$0		
ACCOUNT NO.:	301-7000-85010		
ADDITIONAL APPROPRIATION REQUIRED:	\$199,000		
ACCOUNT NO.:	304-9000-91301		

EXECUTIVE SUMMARY

The City has received Pierce Goodwin Alexander Linville’s (PGAL) Fee Proposal in the amount of \$199,000 to provide professional design services for a new 10,770 sq. ft. Public Works Maintenance Facility located on the Dincans property. This facility will replace our existing facilities located on multiple sites within the City Center and house fleet maintenance, facilities, traffic control, solid waste & recycling and possibly a new animal control shelter,

Professional services included are architectural, structural, mechanical, electrical, plumbing, civil, site lighting, landscape, irrigation, geotechnical investigation, FFE, security, telephone and data cabling design services.

The tentative schedule for the service from time of approval is 6-8 weeks for schematic design, design development and construction docs, 12 – 18 weeks for City of Houston permit approval and 8 -10 months for bidding, award and construction of the facility.

RECOMMENDATION

Staff recommends that the City Council authorize the City Manager to execute a design services contract with PGAL in the amount not to exceed \$199,000.



The City of West University Place

A Neighborhood City

CITY COUNCIL

Bob Fry, Mayor
Susan Sample, Mayor Pro Tem
Ed Heathcott, Councilmember
Joan Johnson, Councilmember
Dick Yehle, Councilmember

STAFF

Michael Ross, City Manager
Alan Petrov, City Attorney
Thelma Lenz, City Secretary

CITY COUNCIL MEETING MINUTES

The City Council of the City of West University Place, Texas, met in a regular meeting on **Monday, March 9, 2015**, in the Municipal Building, 3800 University, West University Place, Texas beginning at **6:30 p.m.**

Agenda Items were as follows:

Call to Order. Mayor Pro Tem Sample called the meeting to order at 6:30 p.m. in the Council Chambers. Council and Staff in attendance were: Councilmembers, Heathcott, Johnson and Yehle, Assistant City Manager/Public Works Director Peifer, City Secretary Lenz, Police Chief Walker, Fire Chief Taylor, City Planner Scarcella, and City Attorney Petrov. Mayor Fry and City Manager Ross were absent.

Councilmember Johnson led the Pledge of Allegiance.

Secretary Lenz confirmed that the Notice of the workshop and regular meetings was duly posted in accordance with the Texas Government Code, Chapter 551.

1. **Non-Single Family District Zoning Regulations**

Matters related to the second and final reading of an ordinance to adopt proposed amendments to the Zoning Regulations governing the Non-Single Family District areas in the perimeter and Town Center areas of the city. **Note: The public hearing on this matter has been closed and no further comments from the public are permitted.** *Recommended Action: Approve ordinance to adopt proposed amendments to the Zoning Regulations governing the Non-Single Family District areas in the perimeter and Town Center areas of the city on second and final reading.*

Councilmember Yehle moved to approve the ordinance to adopt proposed amendments to the Zoning Regulations governing the Non Single-Family District areas in the perimeter and Town Center areas of the City on second and final reading. Councilmember Johnson seconded the motion.

Before the vote was taken, Councilmember Yehle said he wanted to make the following comments to Council and to the audience:

- There is a legal opinion that the City is obligated to follow to protect the rights of applicants due to a previous ZBA hearing whereby the applicant was aggrieved that after the hearing was closed, people were still commenting and their right to counter the argument had already been exhausted. He said it is probably not the way everyone would like for it to happen, but those are the rules.

- This vote is just not solely about the Town Center, but rather about three important elements of the Code. They are:
 - Changes to the general commercial code that updates the language of that code and reaffirms various parts of it as being the type of code residents would want applicable to the City;
 - Changes to the zoning for a small portion of West U along Kirby that:
 - establishes the entire block between Plumb and Tangley as being zoned commercial (currently, most of the block is zoned for townhomes), and
 - modifies provisions governing townhomes in the area between Plumb and University and makes it more desirable for developers to build townhomes in the area; and
 - Establishes a special zoning district for the Town Center, i.e. the area bounded by Poor Farm Ditch, University, Edloe and Rice plus the first lot north of that area (where the bank and Tiny's #5 is) but not the parking lot next to Tiny's #5. The provisions for that area would only be applicable to buildings when they lose their Prior Non-Conforming (PNC) status. He said some of things this zoning change will cause to pass include:
 - Head-in parking along Edloe will be banned in favor of parking behind the buildings;
 - New buildings must be no taller than two stories and be brought forward toward Edloe to create space for the parking;
 - A sidewalk will be established along the east side of Edloe to facilitate and encourage pedestrian traffic;
 - Various buffering provisions will apply to the rear-parking areas to protect the residents east of Poor Farm Ditch;
 - New buildings will be limited to 35 feet, which will include anything that is on the roof; and
 - Any machinery on the roof will have to be screened.

Councilmember Yehle said there has been a lot of information and misinformation floating around about what this means. He said effectively there are about 45,000 square feet of space in the Town Center area, but if this ordinance passes, at a maximum basis it could only increase by about 6 percent; so, there would be about the same square footage that is there now. With respect to parking, he said the committee looked at the parking very carefully and determined that the number of spaces is adequate for the types of businesses likely to locate in Town Center, thus the same parking ratio to floorspace is being maintained. Councilmember Yehle said taken as a whole, the City is going to maintain approximately the same situation there is today, but is looking ahead to try to create a better streetscape for tomorrow.

Councilmember Yehle said he is advocating approval of this package, not because a lot of work went into it, but because also there was a lot of time spent on it and a lot of public input was received. He said a lot of changes were made from public input and said it might not be what everybody wants, but it's a good plan.

Councilmember Heathcott spoke to say that he feels that Councilmember Yehle summed things up well and said he also firmly supports the proposed ordinance.

Councilmember Johnson said she agrees with Councilmember Yehle and said it is unfortunate that there has been unreliable information that got a lot of people excited about this when it really isn't

any different than it is today (regarding the 45,000 square feet). She said she also supports the proposed ordinance.

Mayor Pro Tem Sample said she is not quite sure she agrees with the statement that there has to be something happening to these buildings for rebuilding to occur and said she knows there has been a lot of work put into it, as well as four years ago, and she appreciates it. She said she also appreciates all the work the Recycling and Solid Waste Board put into automated waste, but the residents didn't want it and Council said thank you for your hard work, but no thank you for your product.

Mayor Pro Tem Sample said from the comments she received people in the community thought this proposed ordinance was catastrophe driven and it's clearly not. She said it redevelopment and unified streetscape driven and so she can't support it. She said "catastrophe driven" was fed to the community, but the ordinance is not allowing for that.

Councilmember Yehle said he disagrees. He said to do what people want is certainly a noble thing, but the problem is there is zoning in West U and under zoning everybody is suppose to be subject to the same rules. He said those buildings in the Town Center are not compliant and if anybody wanted to do anything with those, or if they had to do something with those buildings, they would be asking to do something that nobody else in the City would be allowed to do.

Councilmember Johnson said in 2011 when a study was done for Town Center, many people said no parking garage and no taller buildings. She said the Committee and Council listened, because this proposal does not include a parking garage or taller buildings.

Mayor Pro Tem Sample said she regrets that she did not hear from anybody at the two Town Hall meetings or at the two Council public meetings regarding this matter.

At this time a vote was made to the motion by Councilmember Yehle and the second by Councilmember Johnson to approve the ordinance to adopt proposed amendments to the Zoning Regulations governing the Non Single-Family District areas in the perimeter and Town Center areas of the City on second and final reading. **MOTION PASSED.**

Ayes: Heathcott, Johnson, Yehle
Noes: Sample
Absent: Fry

2. Public Comments

This is an opportunity for citizens to speak to Council relating to agenda and non-agenda items.

Alida Drewes, 6112 Fordham, spoke to say that recently the law was changed to target disabled senior citizens. She said selected citizens are not allowed in park facilities due to the change in the law, which violates civil rights of freedom of speech, the right to assemble, the right to vote, and the right to equality in public places. She said the West University Community Senior Center is a place where public meetings are held, where voting occurs, and where religious activities are held. She said when you ban any West University Place citizen you interfere with a citizen's freedom of speech and right to equality in public places.

Janine Schueppert, 4040 Riley Street, spoke regarding the proposed zoning amendments and that she has addressed the Zoning Board of Adjustment, the Town Center Ad Hoc Planning Committee, and has had this issue on her radar for a long time. She said she has also met with the

Assistant City Manager and the City Planner and reviewed the numbers and confirmed that they are correct and so anyone who says they are incorrect is not telling the truth. She said there are different interpretations, but her numbers are facts. Ms. Schueppert said the main problem with the proposed zoning changes is that it changes the entire system for determining the amount of parking required from a system based on type of use to a flat low ratio. She said the proposed changes to the system are not based on any traffic impact analysis and is based on a false premise that all square footage is the same. She said West U currently has a zoning parking requirement based on use all throughout the City and said they are based on national standards and are used by communities around this, as well. She said restaurants need 10 spaces per 1,000 square feet and offices are 4 spaces per 1,000 square feet; but, this ordinance proposes to change that entire system to just a random number of 2.6 spaces. Ms. Schueppert said the proposed changes shift the parking requirement and allows some property owners to dramatically increase their square footage. She said the proposed changes do not require any property owners with a parking deficit to do anything, so they probably won't. She said the net result is likely to be a 29 percent increase in the square footage compared to what exists right now and a 142 increase verses what the allowable is in the current code. She said those are facts. Ms. Schueppert said switching to new inadequate parking requirements would allow increased development and create headaches for residents, particularly the parents of West U Elementary, which is already a problem. Ms. Schueppert said the City needs to keep zoning control for the City and not let the developers write the rules.

Spiros Maragos, 5932 Auden, spoke regarding the zoning amendments and said after the first reading of the ordinance and during the self imposed no comment period, the Mayor, Mr. Yehle and Ms. Scarcella were sending out e-mails to counter his concerns about the City's zoning changes, which gives him hope since e-mails were being sent during the silent period. He said somebody, not him, responded to the Mayor's e-mail and this person was expressing concerns about two issues: (1) Mayor's conflict of interest with reference to his office space; and (2) conflict of interest for a member of the steering committee who has been working for one of the developers for about 10 years. Mr. Maragos said several days went by and neither the Mayor nor Mr. Yehle responded. He said the person who wrote the e-mail sent an additional e-mail asking why the previous questions had not been answered and again the Mayor and Mr. Yehle missed an opportunity to clarify the issues raised. He said what experience has taught us that public officials who do not address issues of conflict of interest do so because their reality of the conflict is worse than the perception of the unanswered questions. He said the Mayor is not present tonight and will not vote on the issue, so what this tells him is that the Mayor has admitted to conflict of interest and recused himself. However, he has not admitted it explicitly and he has not explained why he spent the last 4 years during both terms of his office pursuing something on which he has a conflict of interest. Regarding the claim of the conflict of interest with the Steering Committee, Mr. Maragos said if (2) above is true, then it is very serious, because it proves that the City did a very poor job of screening the people it appointed on the committee. He said the Mayor, Mr. Yehle and the other members of the City Council who voted for the zoning changes are not bound by the vow of silence. He said he hopes that finally the citizens of West U will get an explanation about the above mentioned conflict of interests.

Christina Propst, 4142 Oberlin, spoke to regarding the zoning amendments and said aside from the issues brought up by a previous speaker, pushing the parking behind the buildings would increase the likelihood of crime, because a lot of the crime in West U centers around parked cars and vehicles out of view. She said her other concern is in regard to the survey relating to the land swap. She said it is her understanding that the City Manager and elected officials were discussing specifics about the survey with the people who crafted the survey before it was sent out and so she is going on good faith that it was a random survey. She said her biggest concern, though, is that

the paper survey and the survey online essentially gives the choice of “do you approve the land swap?” or “do you not oppose the land swap?” She said the answer is either “yes” or “yes” and it is a joke.

Darin Ackerman, 3908 Case Street, spoke regarding the zoning amendment and said it seems like this is a case of “if it ain’t broke, don’t fix it”. He said he is concerned that the Mayor is not here, the Mayor pro tem is against the proposal and everyone else who won’t be in office much longer voted for it. Mr. Ackerman said why address issues that don’t need to be addressed. He said if contingency comes up, he’s sure people can get quickly assembled to take of the issue and make the necessary amendments at that time. He also said he takes exception to not being able to speak about it tonight and said it seems this kind of issue should probably go to referendum. He said this is a very important issue and the Town Center is a very important part of the community.

Brennan Reilly, 3731 Rice Boulevard, spoke to say that he is disappointed about the vote on the zoning ordinance and doesn’t think it was appropriate given the amount of public input received regarding the desire to see more parking in the Town Center and have it be subject to the same rules that occurred in the past. He said Janine Schueppert and others have developed a petition to repeal the Council’s action and he suggested that residents sign the petition to prevent the ordinance from going into effect, if sufficient signatures are received. He also encouraged the public to demand that the next City Council indicate their opinions on this issue before the vote and that those issues be taken into account when voting for the next City Council. He said he suspects that the first orders of business among many would be an attempt to reverse this action.

Laura Torgerson, 3620 University Boulevard, spoke regarding the zoning amendments and said what a shame that Council would take a vote before hearing from all the people who came to this meeting. She said West University is a small neighborhood and to just dismiss all public commentary is confusing to her. To second what Janine Schueppert talked about regarding parking, she said the City of Houston has very clear parking requirements and is very clear with types of establishments from a doctor’s office to a health spa to a retail store and restaurants. Ms. Torgerson said the lowest amount of parking spaces for Houston is 3 per 1,000 square feet, so she feels this Council has basically just came up with 2.6 spaces and tried to shove into the equation. She said that’s not how it works. She said she lives next door to the travel agency and said she likes the travel agency, but when they close she wants a house there because it affects their property values. She said there are always people parking in front of their house blocking their driveway and throwing trash on their lawn, but it’s the trade off of living where they live. Ms. Torgerson said her issue is that when the exemption was up, the property owner went to the Zoning and Planning Commission to request an extension and the City not only granted their request for a 10-year exemption, but rather gave them a 15-year exemption with no stipulation. She said all she asked was that whoever came in next, that the property be converted to a single-family house so that they would have control about who lives next to them. She also said if Council is going to go through all of this, it should at least do a parking study.

Bruce Frankel, 6130 Annapolis Street, spoke to say he wanted everyone who spoke to think about this: He illustrated that hypothetically, you just bought a building on Edloe Street and opened a restaurant that eventually burned down, but meanwhile you have a mortgage payment of \$20,000 a month and you can’t rebuild because of current zoning restrictions. You go to the City Planner and are told that you can’t rebuild because the City needs to change the zoning, which will probably take a year or two. He said this is what this is all about, to have this already in place so that owners of the land can redevelop and shorten the lag time to rebuild. Mr. Frankel said the City has been dealing with this issue for five years and said this is as great as it’s going to get.

3. Consent Agenda

All Consent Agenda items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council member requests in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

A. City Council Minutes

Approve City Council Minutes of February 23, 2015. *Recommended Action: Approve Minutes.*

B. Bunker Gear Replacement

Matters related to the purchase of Bunker Gear. *Recommended Action: Approve the purchase of Bunker Gear.*

C. Interlocal Cooperation Agreement

Matters related to an Interlocal Cooperation Contract with Southside Place for governmental functions or services. *Recommended Action: Approve Interlocal Cooperation Contract with Southside Place for governmental functions or services.*

D. Arbor Day Proclamation

Matters related to a proclamation proclaiming March 28, 2015 as Arbor Day. *Recommended Action: Proclaim March 28, 2015 as Arbor Day in the City of West University Place.*

E. Lift Station Electrical Rehabilitation

Matters related to awarding a contract with Hahn Equipment for the Lift Station Electrical Rehabilitation project. *Recommended Action: Authorize the City Manager to execute a contract with Hahn Equipment for performance of the Lift Station Electrical Rehabilitation project in the amount of \$232,593.00.*

Councilmember Yehle requested removal of Item C for discussion.

Fire Chief Taylor spoke to say that what staff tried to accomplish with the new formula model is to ensure that Southside Place residents essentially pay the same as West U residents for EMS services.

Councilmember Yehle said he feels that was a good idea. He asked Assistant City Manager Peifer if the same logic was being tested in other areas where the City provides services to Southside Place. Assistant City Manager Peifer said yes, as evident by a study conducted by graduate interns, which found that the City does recover all costs for services provided to Southside.

Councilmember Yehle said he is in favor of this proposal and encouraged staff to stay on top of it in all areas.

Councilmember Yehle moved to approve the Interlocal Agreement with Southside Place. Councilmember Yehle seconded the motion. **MOTION PASSED.**

Ayes: Sample, Heathcott, Johnson, Yehle
Noes: None
Absent: Fry

Councilmember Heathcott moved to approve Items A, B, D, and E of the Consent Agenda as presented. Councilmember Yehle seconded the motion. **MOTION PASSED.**

Ayes: Sample, Heathcott, Johnson, Yehle
Noes: None
Absent: Fry

4. Adjourn Regular Meeting

With no further business to discuss, Mayor Pr Tem Sample adjourned the Regular Meeting at 7:12 p.m.

Prepared By:

Thelma A. Lenz, City Secretary

Date Approved

DRAFT