



AGENDA MEMO

11/5/2013 Agenda

TO: Honorable Mayor and City Council

FROM: Harry Persaud, Chief Planning Official

SUBJECT: Public hearing on request by HPISD to amend the detailed site plan for Planned Development District PD-15, to add a concrete pad and fabric shade structure on the north side of the campus.

BACKGROUND:

The proposed fabric shade structure and brick paver/concrete pad are to be located north of the existing building adjacent and abutting the existing sport court. The shade structure measures 42 feet by 24 feet with a maximum height of 14 feet, and the brick paver concrete pad is 24 feet by 15 feet as shown on the detailed site plan. HPISD, responding to comments from residents, agreed to install four cedar elm trees along the frontage on Amherst to screen the proposed shade structure and sport court.

Notices for this item were published in the Park Cities News on August 29, and October 17, 2013. Staff mailed 59 notices to property owners within 200 feet of the subject site, with 19 responses, 10 opposed and 9 in favor.

The Planning and Zoning Commission held a public hearing at its regular meeting on September 10, 2013 and further discussed and considered this item on October 8, 2013. P&Z in their discussion expressed concern that the proposed shade structure was too large and voted 3 - 2 to recommend denial.

The attached ordinance has been drafted to grant approval to the proposed amendment with the following conditions:

1. The fabric shade structure to be added in accordance with the amended detailed site plan shall be installed in accordance with the specifications shown thereon;
2. The fabric shall be green in color and approved by the Fire Marshal as fire retardant;
3. Four cedar elm trees, with a minimum caliper of 4", are to be installed on the site as shown on this amended detailed site plan.

RECOMMENDATION:

Planning and Zoning Commission voted 3 - 2 to recommend denial.