



## **AGENDA MEMO**

### **11/5/2013 Agenda**

**TO:** Honorable Mayor and City Council

**FROM:** Harry Persaud, Chief Planning Official

**SUBJECT:** Public hearing on a request by SMU to change the zoning from Single Family, SF-4 to University Campus, UC-2 zoning district classification, on a tract of 2.66 acres more or less located north of McFarlin and east of Airline Road.

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#### **BACKGROUND:**

SMU owns the subject site and is requesting the rezoning of the tract to University Campus, UC-2 zoning district classification to allow for future development consistent with their long range master plan. In the short term however, SMU proposes to construct a surface parking lot on the site to provide for an additional 215 parking spaces. Section 20-102 (see attachment #4) of the comprehensive zoning ordinance provides a list of uses which are permitted in the UC-2 zoning district. As part of the zoning consideration, SMU is at the same time requesting the abandonment and conveyance of public right-of-ways located on the property. SMU will provide the city with utility easements to access and maintain city water and sewer lines located on the subject site.

The permitted land uses and building intensities on the tract located in the UC-2 district will increase significantly compared to the current SF-4 land uses and development standards. Residential and non-residential building heights for example, will increase to 42 and 55 feet respectively.

A public notice was published in *The Park Cities News* on September 26, 2013 and October 17, 2013 and notices were mailed to property owners within 200 feet of the subject site. At the time of this report no one responded.

#### **RECOMMENDATION:**

Planning Zoning Commission held a public hearing and considered this item at its regular meeting on October 8, 2013, and voted 5 - 0 to recommend approval.