



Planning and Zoning Commission Report

May 14, 2016

TO: Planning and Zoning Commission

From: Patrick Baugh, Community Development Director

Case Number: PZ 16-005

GENERAL INFORMATION:

APPLICANT:

Stuart Markussen

LOCATION:

The subject site is situated north east corner of Daniel Avenue and Hillcrest, with a primary address of 3330 Daniel Avenue.

REQUEST:

Conduct a public hearing and consider a request by Stuart Markussen, representing Southern Methodist University, for an amendment to the existing Planned Development District development regulations to delete the landscaping required along the alley.

EXISTING ZONING:

The subject tract is currently zoned Planned Development District #23.

SURROUNDING LAND USE:

North: Multi-family (MF-3)
South: UC-1 (SMU)
East: Multi-family (MF-3)
West: PD-1-R (Snider Plaza retail)

BACKGROUND

The existing parking garage is experiencing settlement of the soil along the exterior of the north wall, occurring in a strip of land approximately six feet (6') wide and adjacent to the alley. The settlement appears to be the result of voids created along the soil retention system installed during the construction of the below grade structure elements in 2000.

The remedy to the soil subsidence seems to be placement of a compacted backfill material, then capping with standard concrete pavement materials. A typical six inch (6") curb will be integral with the concrete and against the existing alley pavement. This procedure will provide stability to the structure and the ally pavement. The paving of this area will preclude any future landscaping and is the reason for this request to delete the landscape requirement.

NOTIFICATION

A public notice was published in the Park Cities News on June 2, 2016, and notices were mailed to owners of real property within 200 feet of the subject tract. At the time of this report one response was received and is attached to this report. Staff will provide an update on responses at the meeting.

RECOMMENDATION

Staff recommends that the Commission review the merits of this proposal, conduct a public hearing for additional community compatibility and consider a recommendation to the City Council.

ATTACHMENTS

1. Application from applicant
2. Detailed Site Plan
3. Responses from property owners
4. Minutes from the May 10, 2016 Planning and Zoning public hearing