



## **Planning and Zoning Commission Report**

January 10, 2017

To: Planning and Zoning Commission

From: Jessica Rees, City Planner

Case Number: PZ 17-003

### **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 standards to allow cellular antennas to be mounted on three sides of the parking garage.

#### **EXISTING ZONING:**

The subject tract is currently zoned Planned Development District PD-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**

SMU would like to mount twelve (12) cellular antennas on the exterior side of the parking garage. There will be four (4) antennas on each the north, south and west elevations. These antennas will be painted to match the color and brick pattern of the building. Also, the cellular antennas will not exceed the garage parapet.

## **NOTIFICATION**

A public notice was published in the Park Cities News on December 22, 2016, and notices were mailed to owners of real property within 200 feet of the subject tract. At the time of this report no responses have been received. 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. Site Plan/Renderings