



Planning and Zoning Commission Report

February 14, 2017

To: Planning and Zoning Commission

From: Jessica Rees, City Planner

Case Number: PZ 17-002

UPDATE:

Since the last meeting dated January 10, 2017 staff has received updated documents on February 8, 2017. At the time of this report, staff has not reviewed the document but will provide comments at the meeting.

GENERAL INFORMATION:

APPLICANT:

Brett Holzle

LOCATION:

The subject site is addressed at 3505 Amherst Street, with a main entrance facing Lovers Lane between Dickens Avenue and Thackery Street.

REQUEST:

Conduct a public hearing and consider a request by Brett Holzle, representing Highland Park Independent School District, for an amendment to the existing Planned Development District development standards to construct a new elementary school.

EXISTING ZONING:

The subject tract is currently zoned Planned Development District PD-15.

SURROUNDING LAND USE:

North: Single family (SF-4)

South: Single family (SF-3)

East: Single family (SF-4) / Single family attached (SF-A)

West: Single family (SF-2)

BACKGROUND

HPISD will be increasing the size of the elementary school to meet anticipated demand.

Seven on street public parking spaces will be eliminated due to the entrance of the underground parking garage. The on street parking does not count towards the parking provision.

The parking garage will allow for 85 underground parking spaces for staff.

Building coverage:

Total site area:	200,181 SF = 4.596 acres
Total building area:	53,853 SF
Site building and paving coverage:	93,786 SF = 48.7%

Setbacks:

North (front):	20.3'
South (rear):	39.4'
East (side):	54.4'
West (side):	239.2'

Height (measured from parapet):

Classroom - Area A	48' (3 story)
Administration - Area B	40' (2 story)
Activity - Area C	34' (2 story)

PD Conditions:

1. Construction fence required, beginning at demolition.
2. No explosives permitted in demolition.
3. A full time contact provided for questions and complaints.
4. Construction vehicles required to park on-site.
5. Construction hours 7am-6pm Monday-Saturday (and as limited by the Code of Ordinances).
6. All workers on site must submit to background checks as part of the contractor's responsibility.
7. Debris, excavation spoils, and construction material haul and delivery routes must be approved by the Public Works Department.

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. A copy of those responses are in the packet.

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. TIA report
4. Responses
5. Minutes of the January 10, 2017