



AGENDA MEMO

2/21/2017 Agenda

TO: Honorable Mayor and City Council

FROM: Patrick Baugh, Community Development Director

SUBJECT: Conduct a public hearing and consider adoption of an ordinance amending Planned Development District 23 to include cellular antenna as an allowed use.

GENERAL INFORMATION

APPLICANT: Stuart Markussen

LOCATION:

The subject site is situated at the 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. Edited photographs are attached to illustrate placement and appearance of the antenna units. Also, the cellular antennas will not exceed the garage parapet height.

NOTIFICATION

A public notice of the Planning and Zoning public hearing 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. Copies of responses are in the attachments. A public notice of the City Council public hearing was published in the Park Cities News on February 2, 2017.

PLANNING AND ZONING COMMISSION ACTION

The Planning and Zoning Commission held a public hearing on January 10, 2017. No comments were received and the Commission recommends approval of the amendment.

RECOMMENDATION

Staff concurs with the recommendation of the Planning and Zoning Commission and that the City Council conduct a public hearing for additional community compatibility comments and consider approval of the amendment allowing wireless communication antenna uses within the Planned Development.

ATTACHMENTS

1. Application
2. Renderings
3. Responses