



Planning and Zoning Commission Report

February 14, 2017

To: Planning and Zoning Commission

From: Jessica Rees, City Planner

Case Number: PZ 17-001

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 situated at 4121 Glenwick Lane.

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 indoor tennis center of three vacant lots.

EXISTING ZONING:

The subject tract is currently zoned single family district SF-1.

SURROUNDING LAND USE:

North: Planned Development District (PD-25)

South: Multi-family (MF-2)

East: Multi-family (MF-2)

West: Planned Development District (PD-25)

BACKGROUND

HPISD would like to incorporate three vacant lots zoned single family district 3 into Planned Development District 25 and build a new indoor tennis center. This project will kick off the bond project improvements for the whole high school campus by relocating the existing indoor tennis center to this location.

In order for this project to work on this site, HPISD must reroute the existing storm sewer line and relocate the existing fire lane to the east side of the property. Both elements are included in their plans.

HPISD will be reducing the number of student parking spaces in the adjacent parking garage to meet the required parking spaces needed for the new Seay Center.

A leasing or licensing agreement for encroaching on city right-of-way still needs to be discussed in detail.

No landscaping is proposed for the site.

Building coverage:

Total site area:	27,075 SF = 0.622 acres
Total building area:	24,154 SF
Site building coverage:	89.2%

Setbacks:

North (front):	-5.76'	encroaching onto City right-of-way
South (rear):	4'-7"	
East (side):	35'-4"	allowing for storm sewer and fire lane
West (side):	0'	abuts existing parking garage

Height:

Maximum:	44'-6"
----------	--------

PD Conditions:

1. Construction fence required, beginning at demolition.
2. A full time contact provided for questions and complaints.
3. Construction vehicles required to park on-site.
4. Construction hours 7am-6pm Monday-Saturday (and as limited by the Code of Ordinances).
5. All workers on site must submit to background checks as part of the contractor's responsibility.
6. 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 responses staff has received are attached to the report.

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. Seay Center Traffic Flow
4. Seay Tennis Center Schedule of use
5. HPISD Parking Summary
6. Responses