



## **AGENDA MEMO**

### **3/7/2017 Agenda**

**TO:** Honorable Mayor and City Council

**FROM:** Patrick Baugh, Community Development Director

**SUBJECT:** Conduct a Public Hearing to receive comments on amending Planned Development District #25 (PD-25) Development Standards and boundary to facilitate relocation of the Highland Park Independent School District's Seay Indoor Tennis Center

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#### **BACKGROUND:**

The Highland Park Independent School District's bond program includes significant renovation, relocation and additions throughout the High School Campus. Due to the limited ground area, more property was acquired to better position various facilities about the campus. The subject property on Glenwick Lane at the Student Parking Garage has been in the District's inventory for several years. The bond supported Capital Improvement Program now provides funding to initiate overall Campus improvements.

The first project to be implemented on this Campus is the relocation of the Seay Indoor Tennis Center. The School District has concluded that relocating this facility adjacent to the outdoor tennis court complex creates continuity of activities and better aggregates indoor and outdoor games for coaches, instructors, members and students. Once relocated, other facilities will begin to be initiated such as a natatorium and classroom facilities.

The proposed Seay Tennis Center site is situated in a Multi-Family District, adjacent to the Planned Development District #25. Although the existing Planned Development District's development standards do recognize and allow indoor tennis center uses, the design parameters presented here are particular to this site. Because of that, district standards for PD-25 must be amended and PD-25's district boundaries must be realigned.

Amending the Planned Development District design standards is a two-step process, requiring a Public Hearing prior to taking action on the amending Ordinance, also within this agenda.

Major elements of the new facility include three tennis courts, a building height of 44'-6", and shared parking within the student garage. Additionally, the request includes use of the street Rights of Way (ROW) for additional sidewalk use and traffic calming measures. A separate agreement on the use of the ROW will be executed should the City Council approve the PD-25 Amendment.

The attachments provide more detail.

**RECOMMENDATION:**

Staff recommends that the City Council review the merits of the proposal, conduct a public hearing to receive comments on community compatibility and consider action on the complementary amending Ordinance agenda item.