



Planning and Zoning Commission Report

May 9, 2017

To: Planning and Zoning Commission

From: Jessica Rees, City Planner

Case Number: PZ 17-004

GENERAL INFORMATION:

APPLICANT:

Brett Holzle, AIA architect with Stantec

LOCATION:

The subject site is addressed at 4113 Lovers Lane, 4112 & 4113 Hyer Street and 4102 Grassmere Lane.

REQUEST:

Conduct a public hearing and consider a request by Brett Holzle, representing Highland Park Independent School District, to amend Planned Development District PD-33 and approval of a detailed site plan to construct new parking lots and playfield on four vacant lots. Requested land uses: vehicle parking, athletic play field, temporary construction: trailers/offices, equipment and materials storage.

EXISTING ZONING:

The subject tract is currently zoned Planned Development District PD-33, with primary multi-family use allowed.

SURROUNDING LAND USE:

North: PD-7 / Single family attached (SFA)

South: Multi-family (MF-2)

East: General Retail (GR)

West: Multi-family (MF-2)

BACKGROUND

HPISD would like to increase the amount of available parking spaces for its student population by constructing three new remote parking lots.

Parking spaces:

Block 1 – 110 spaces + 5 handicap (1 van)

Block 2 – 98 spaces + 4 handicap (1 van)

Parking lot setbacks from property lines:

Lovers-Hyer lot

North: 8'

South: 2'

East: 3'

West: 8'

Hyer lot

North: 2.45'

South: 1.81'

East: existing head in parking

West: 8'

Playfield setbacks from property lines:

North: 11.56'

South: 12.18'

East: 29'

West: 10'

PD Conditions:

Construction

1. Construction fence required
2. A full time contact provided for questions and complaints during construction
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

General

6. Surface parking lots only
7. No lighting
8. All approaches shall be twenty two feet (22') wide maximum
9. A fence around the play field is required and shall be a 72" in height
10. All sides of the play field to be screened with landscape, minimum 24" in height at the time of planting (except for the alley side)
11. A fence on the west and east sides of the parking lots is required and shall be 72" in height
12. All sides of the parking lots to be screened with landscape, minimum 18" in height at the time of planting (except for the alley side)
13. A minimum 48" city side walk shall be installed per City standards

Temporary uses

14. Temporary construction management and contract administration trailer/offices
15. Temporary construction equipment and/or materials containers/trailers/buildings
16. Temporary construction materials staging/lay-down/storage
17. Land area utilized must be paved with an all-weather surface (minimum 2" minus/#4 crushed stone)

For these temporary uses, temporary shall be defined as 30 months

NOTIFICATION

A public notice was published in the Park Cities News on April 27th 2017, 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. Detailed Site Plan
3. Traffic Impact Analysis