



Planning and Zoning Commission Report

May 9, 2017

To: Planning and Zoning Commission

From: Jessica Rees, City Planner

Case Number: PZ 17-006

GENERAL INFORMATION:

APPLICANT:

Richard Sowan

LOCATION:

The subject site is addressed at 2651 Fondren Drive.

REQUEST:

Conduct a public hearing and consider a request by Richard Sowan to create a Planned Development District (PD-41) and approval of a detailed site plan for the existing Jarrell Building.

EXISTING ZONING:

The subject tract is currently zoned commercial.

SURROUNDING LAND USE:

North: Commercial (C)
South: Dallas City Limits
East: Office (O-1)
West: Commercial (C)

BACKGROUND

The existing Jarrell building was built in 1953 and is 43,575 square feet comprising of showroom, dance studio and warehouse. Approximately 22,000 square feet of the existing building is being used as warehouse. The purpose of creating this site into a Planned Development District is for the applicant to be able to convert this warehouse space into leasable area without needing to increase the amount of required parking spaces on site.

Currently, the site has 69 parking spaces on private property and 13 parking spaces half in the city right-of-way and half on private property. When calculating provided parking spaces, staff does not include spaces that are in the city right-of-way. Therefore the existing development does not meet the required parking spaces.

With the current zoning being commercial, the applicant can add more tenants to the existing building but then would be required to provide 146 parking spaces on private property. With there being now room for more parking on private property, the parking deficit would be 77 spaces.

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. Pictures of property
4. Traffic Impact Analysis
5. Minutes from the February 14, 2017 Planning and Zoning meeting.