



## **Planning and Zoning Commission Report**

June 13, 2017

To: Planning and Zoning Commission

From: Jessica Rees, City Planner

Case Number: PZ 17-007

### **GENERAL INFORMATION:**

#### **APPLICANT:**

Brett Holzle, AIA architect with Stantec

#### **LOCATION:**

The subject site is addressed at 4220 Emerson Avenue.

#### **REQUEST:**

Consider a request by HPISD to amend Planned Development District PD-17 and approval of a detailed site plan to add an addition to the northwest corner of the existing high school.

#### **EXISTING ZONING:**

The subject tract is currently zoned Planned Development District PD-17.

#### **SURROUNDING LAND USE:**

North: PD-17

South: PD-17

East: Multi-family (MF-2)

West: Single family (SF-4)

### **BACKGROUND**

As part of the 2016 Bond Program HPISD has projected over the next several years an increase in student population. HPISD is proposing to add a three story addition to the northwest corner of the existing high school along with other interior renovations and improvements.

The new addition will be in line with the existing structure with Douglas on the east and the stadium on the north.

The 90 parking spaces being taken away by the new addition will be relocated to the parking lots on Lovers and Hyer in PD-33.

Staff has sent comments to Stantec and will provide an update on the revisions at the meeting.

**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

**NOTIFICATION**

A public notice was published in the Park Cities News on June 1<sup>st</sup> 2017, and notices were mailed to owners of real property within 200 feet of the subject tract. A copy of those responses are within the packet. 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. Traffic Study
3. Summary of Responses
4. Minutes from the May 9, 2017 Planning and Zoning Commission