



Planning and Zoning Commission Report

July 11, 2017

To: Planning and Zoning Commission

From: Jessica Rees, City Planner

Case Number: PZ 17-008

GENERAL INFORMATION:

APPLICANT:

Adam Richey, SPC Hillcrest, L.P.

LOCATION:

6517 Hillcrest Avenue, City of University Park

REQUEST:

Review the detailed site plan for PD-26, Park Plaza Development.

EXISTING ZONING:

The subject tract is currently zoned Planned Development District PD-26.

SURROUNDING ZONING:

North: PD-1-R
South: SF-3, SFA, GR
East: UC-1
West: MF-2

BACKGROUND

The concept plan for PD-26 was recommended for approval by the Planning and Zoning Commission on July 12, 2016 and by City Council on October 18, 2016. Section 17-101(2)(b) of the zoning ordinance states that the detailed site plan must be reviewed by the Planning and Zoning commission and then approved by the City Council, with no additional public hearings, before a permit can be issued.

This Commission meeting was called to allow a group review and comment opportunity and provide a formal setting in the event that the body desires to extend a recommendation to City Council on this project. Although it is not required, if the Planning and Zoning Commission does wish to forward any recommendations to City Council they may do so. The City Council meeting is scheduled for August 1st.

Staff has reviewed the submittal documents and although they are not construction ready documents, they do illustrate general conformance to the concept plans as approved by City Council.

ATTACHMENTS

1. Application from applicant
2. Detailed Site Plan
3. Minutes from the June 13, 2017 Planning and Zoning Commission