



AGENDA MEMO
7/18/2017 Agenda

TO: Honorable Mayor and City Council

FROM: Patrick Baugh, Community Development Director

SUBJECT: Consider an Ordinance amending Planned Development #17 and Detailed Site Plan to allow a 105,000 square feet Addition to the High School and eliminate a motor vehicle parking lot of 90 spaces

BACKGROUND:

The next capital project in the Highland Park Independent School District Bond Program is named the High School Northwest Addition and Renovations. The High School campus is located south of Lovers Lane between Douglas Avenue and Westchester Drive. The Zoning is Planned Development District #17 (PD-17). The Renovations called for in this project are within the existing building and do not affect the regulations within the existing Planned Development. The remainder of this memorandum, therefore, is focused on the Northwest Addition.

The scope of the Northwest Addition project causes the District development regulations to be amended along with the detailed site plan. As the project name suggests, The Northwest Addition is a new educational facility consisting of a full basement plus three floor levels above ground at the southeast corner of Douglas Avenue and Grassmere Drive, where there currently exists a 90 space vehicle parking lot.

The Planning and Zoning Commission recommended approval of the amendment to the Planned Development District and Detailed Site Plan at their regular meeting on June 13, 2017 with two suggested modifications:

1. Screen the dumpster location on Douglas Avenue – vegetative screening being considered
2. Break up the expanse of the brick wall along Douglas – incorporated into the plans as stone/brick accents

The Northwest Addition adjoins the existing High School building on the east and south and is adjacent to the football stadium to the north, all in PD-17 Zoning District. The zoning district adjacent to the west is classified as Single Family (SF-4; Minimum 7,000 square feet lot area).

The total height of the Northwest Addition structure is 47' 3 ¾". This is approximately 16' taller than the existing two story structure it abuts, and 12 feet higher than the allowed 35' height in the adjacent SF-4 zoning district. The exterior of the structure will be finished to match the existing façade, in red brick veneer with cast stone accents.

The total floor area of the Northwest Addition is 105,251 square feet, with the various levels having floor areas as shown:

| | |
|--------------|----------------------------|
| Basement | 32,392 square feet |
| First floor | 22,254 " " |
| Second floor | 20,284 " " |
| Third floor | 30,321 " " |
| Total | 105,251 square feet |

The Northwest Addition building setbacks from the property lines/street ROW will match the existing building it adjoins at approximately 25' off of Douglas Avenue on the west. The northern face of the building abuts the football stadium on campus and not a public Right of Way.

The Northwest Addition will provide 35 classrooms with a design capacity for approximately 1,268 students and a Texas Education Agency restricted capacity of 875 students at maximum enrollment.

As mentioned previously, the Northwest Addition eliminates the 90 space parking lot currently used for faculty and staff. Any consideration of parking on and about the High School Campus involves not only PD-17, but also PD-25 (two-level parking garage) and PD-33 (three parking lots soon to be constructed). The faculty and staff currently using the existing 90 space lot will be assigned parking spaces in the two-level parking garage off-site in PD-25, the same garage the Seay indoor tennis center parking is assigned. The displaced student spaces will be reassigned space on the surface lots in PD-33. The school population also utilizes a great deal of on-street public Rights of Way to park vehicles. Student vehicles parked off campus are not as regulated as those on campus and contribute to the chronic condition of high rates of on-street parking in University Park. Traffic conditions are minimally impacted and mediation of those impacts may be addressed after traffic stabilization occurs, traffic patterns become established, and another study is conducted. The additional study should be conducted by a consultant of the City's choice and the cost funded by the District.

The District provided a draft **PARKING SPACE TABLE** that contained the following:

| | |
|---|------------------------------------|
| • Current Campus population totals | 2407 (2200 students/207 staff) |
| • Future Campus population totals | 3130 (2900 students/230 staff) |
| • Required parking per standard zoning | 1029 spaces |
| • Required parking for stadium only | 2000 spaces |
| Provided parking on site | 15 spaces |
| • Parking available on street | 328 spaces |
| • Parking available in PD-25 (adjacent) | 806 spaces |
| Total parking available off-site | 1134 spaces |
| • Parking available in PD-33 (3 blocks) | 217 spaces soon under construction |
| • Parking potentially elsewhere | 57 spaces FUTURE |
| Possible future parking added off-site | 274 spaces |

SUMMARY

The addition as proposed may be warranted from a perspective of preparation for future student population growth. The three story structure, although architecturally compatible, will be 12 feet higher than the allowable heights of neighboring homes. This presents a large mass that may be perceived as 'too big' compared to the existing homes across the street. That perception may be offset by a potential beneficial gain through elimination of the parking lot. Further, the proposal does not improve parking conditions on site, but does recognize available and upcoming parking off-site. The proposed addition does make efficient use of existing school property.

RECOMMENDATION:

The Planning and Zoning Commission recommended approval of the amendment to the Planned Development District and Detailed Site Plan at their regular meeting on June 13, 2017. Staff concurs with the Commission and recommends the City Council consider adoption of the Ordinance amending Planned Development 17 and Detailed Site Plan.