



Planning and Zoning Commission Report

September 26, 2017

TO: Planning and Zoning Commission

FROM: Jessica Rees, City Planner

SUBJECT: Consider a request to amend Planned Development District number 33 to include six vacant lots located at 4133 and 4141 Lovers Lane.

BACKGROUND:

The Highland Park Independent School District (HPISD) has requested to expand Planned Development District 33 (PD-33) by incorporating six vacant lots located at 4133 and 4141 Lovers Lane. The attached site plan and laydown area plan illustrates the location of the vacant lots and what the lots will be used for.

Below are the current PD conditions and temporary uses for PD-33 that will apply to these six lots if the PD amendment is approved.

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

Temporary uses

1. Temporary construction management and contract administration trailer/offices
2. Temporary construction equipment and/or materials containers/trailers/buildings
3. Temporary construction materials staging/lay-down/storage

4. 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 September 14th 2017, and notices were mailed to owners of real property within 200 feet of the subject tract. At the time of this report seven responses were received and are attached to this report. 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:

Application

Site Plan

Laydown area plan

Summary of Responses