



AGENDA MEMO

10/17/2017 Agenda

TO: Honorable Mayor and City Council

FROM: Patrick Baugh, Community Development Director

SUBJECT: Consider Ordinance amending Planned Development District #33 to include six vacant lots located at 4133 and 4141 Lovers Lane.

BACKGROUND:

The Highland Park Independent School District requests an expansion of the Planned Development District #33 so the land parcels can be used to support construction activities.

HPISD will be working on improvements and additions to the High School Campus during the next five years to deliver bond-funded capital improvements. The campus is crowded with buildings and there is no room to set up construction management offices and stage materials. The District would like to use the vacant lots they own at 4133 and 4141 Lovers Lane for construction-related use for the next five years. This use is not currently allowed in the Multifamily Zoning District.

This construction-related use is currently allowed within PD-33, however; the parking and playfield uses are higher priority on the other parcels. Incorporating these additional vacant lots into PD-33 will provide needed space for this construction support on an interim basis and promotes the District's future planning. This will be a limited duration use. Accordingly, the amended concept site plan shows only the lots as crosshatched with no improvements. The construction-related use will result in temporary paving placement only.

Upon completion of the bond improvements, the parcel will be reassigned a use which may become parking or playfields as the other parcels in this PD are shown in the concept plan and currently allowed. This change will be reviewed and considered as a Detailed Site Plan submittal on a future City Council agenda. At that time, it is possible that other needs are identified and an amendment to the PD for other uses may be requested.

RECOMMENDATION:

Staff recommends that the City Council consider an Ordinance amending Planned Development District number 33 boundaries to include six vacant lots located at 4133 and 4141 Lovers Lane.