



Agenda Memo

March 20, 2018

TO: Honorable Mayor and City Council

FROM: Jessica Rees, City Planner

VIA: Patrick Baugh, Community Development Director

SUBJECT: Consider a request by Katie Schortman with Platinum Series EBT LLC, to amend Specific Use Permit # 89 to extend the existing noise abatement wall into the required front yard of **4056 Druid Lane**.

BACKGROUND:

A Specific Use Permit was granted at 4056 Druid Lane on August 6, 1996 that allowed for an 8' 2" stucco wall with a stone cap to be constructed on the west side of the property abutting Preston Road. The property owner is now requesting to extend the existing stucco wall an additional 46' 8" into the front yard along the west side of the property, however; the zoning ordinance does not allow the fence/wall to extend into the required front yard unless a Specific Use Permit is granted.

Section 16-103(3) of the zoning ordinance states that a noise abatement provision is available for properties that abut high traffic thoroughfares. Since Preston Road is considered a high traffic thoroughfare, this Specific Use Permit may be granted to allow the sound buffer to extend approximately 38' into the required front yard. The required front yard is 54' 8" in depth. Visibility triangle areas will be maintained.

The attached site plan illustrates the location and details for the wall. Upon conclusion of a public hearing and discussion at a regular meeting on February 13, 2018, the Planning and Zoning Commission recommended that the City Council approve the Specific Use Permit #89 amendment.

NOTIFICATION:

A public notice was published in the Park Cities News on February 1st 2018, and notices were mailed to owners of real property within 200 feet of the subject tract. At the time of this report, three responses were received in favor of the request. Staff will provide an update on responses at the meeting.

RECOMMENDATION:

Staff concurs with the Planning and Zoning Commission and recommends approval of the amendment to Specific Use Permit #89 to extend the sound attenuation wall along Lovers Lane in the front yard of 4056 Druid.

ATTACHMENTS:

Application
Site Plan and Wall Details
Summary of Responses
Ordinance