



## 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 Brett Holzle with Stantec, representing HPISD, to amend Planned Development District 17 to demolish the existing Seay Center and construct a new Natatorium/Professional Development Center located at 4236 Grassmere Lane.

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### BACKGROUND:

As part of the 2016 Bond Program, HPISD is requesting to amend Planned Development District Development Standards and Detailed Site Plan. Upon approval, the District proposes to demolish the exiting Seay Tennis Center and construct a two floor Natatorium/Professional Development Center. This new Multi-use building will house a new swimming pool, baseball locker rooms and provide new professional development spaces for the district.

The building façade will match the other buildings on the HPHS campus and the existing on-street parking will remain in place along Douglas and Grassmere. New ornamental trees and shrubs will be added along Douglas to buffer the building from the abutting residential homes.

The tallest point of the building, the eave over the pool, will be 53' while the rest of the Mutil-level roof of the building will be 48' and 36' 6".

The new Multi-use Building will be set back 22.62' from the west property line (Douglas) and 21.29' from the south property line (Grassmere). The building will be connected to the existing Multi-purpose building on the east side and abuts the baseball stadium on the north side.

The attached documents and Detailed Site Plan illustrate the proposed program within the amendment. 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 Planned Development District 17 amendment.

**NOTIFICATION:**

A public notice was published in the Park Cities News on February 1<sup>st</sup> 2018, and notices were mailed to owners of real property within 200 feet of the subject tract. At the time of this report, staff has received two responses in favor of the request, one response opposed, and one response undecided. These responses are attached. Staff will provide an update on responses at the meeting.

**RECOMMENDATION:**

Staff concurs with the Planning and Zoning Commission and recommends approval of the Ordinance amending Planned Development 17 to allow construction of the Natatorium and Multi-use Center

**ATTACHMENTS:**

Application  
Plans  
Summary of Responses  
Ordinance