



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date:

April 4, 2019

Submitted by:

A.C. Dixon

Item Title:

Discuss and consider approval of a revised site plan for Henderson Elementary School, located south of the intersection of Monitor Blvd and Farm-to-Market Road 1641.

Public Hearing Item []
Consent/Action Item [X]

Documentation Attached:

Site Plan
Building Elevation Plan

Item Summary:

Mr. Kip Jameson, representing the property owner, requests approval of a site plan for Henderson Elementary School. The purpose of the request is to establish the site design for an expansion of the existing school.

Image 1: Location Map



Current Standards:

The existing building is located on the 20-acre property. The existing building is 74,791 square feet. This property is located within an AG, Agricultural District. Public Schools are permitted by right within this zoning district.

Site Plan:

The existing building is 74,791 square feet. The applicant is proposing to expand the building by 12,392 square feet. The existing building has one hundred thirty-one (131) parking spaces which would still meet the requirements of City of Forney Zoning Ordinance Section 38.6 if the proposed building addition is added.

The building elevation plan shows that brick, stone, and CMU block are the primary exterior construction material. Percentage of masonry materials per façade calculate to 79% on the South Elevation, 91% on the North Elevation, 79% on the East Elevation, and 79% on the West Elevation. The zoning ordinance states that non-residential buildings need to have a minimum of 90% masonry construction, more-or-less equally distributed around all sides of the building.

The applicant is requesting a variance to request to use alternative materials per City of Forney Zoning Ordinance 42.2 (F):

1. All written requests for alternative exterior building materials (including roof pitch and materials) shall be clearly noted and described in detail on a color façade plan that is submitted along with the site plan (for multi-family, single-family attached and non-residential structures only). The City may require submission of an actual sample(s) of the proposed exterior finish material(s) along with the façade plan and the site plan.

2. The Planning & Zoning Commission may recommend, and the City Council may approve, an alternative exterior construction material(s) if it is determined to be equivalent or better than the exterior materials otherwise required by this Subsection and by the City's Building Code as part of the site plan approval process.

3. Consideration for exceptions to the above exterior construction requirements shall be based only upon the following:

- (1) Architectural design, creativity and innovation;*
- (2) Compatibility with surrounding structures;*
- (3) Relative ease of maintenance of the material(s);*
- (4) Long-term durability and weather-resistance of the material(s); and*
- (5) Long-term stability in property value due to the high quality of the material(s)*

Image 2: Existing School



Future Requirements:

If the site plan is approved, future development of the property will require approval of:

1. Building Plans (staff approved)