



City Council Agenda Item Summary Report

Meeting Date: April 16, 2019			
Submitted by: P. Morgan			
Consent	Discussion Only	Public Hearing	Action/Discussion X
Item Title: Discuss and consider approval of a revised site plan for Crosby Elementary School, located west of the intersection of Overton Drive and Diamond Creek Drive.			
Attachments: Site Plan Building Elevation Plan			

Item Summary:

Mr. Kip Jameson, representing Forney ISD, requests approval of a revised site plan for Crosby 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 consists of 74,791 square feet on 10.67 acres of property. The property is located within the Diamond Creek Planned Development (PD). The PD was approved by City Council on December 28, 2001. Public School is a permitted use on the property.

Revised Site Plan:

The applicant is proposing to expand the building by 12,392 square feet. The existing building has one hundred twenty-eight (128) 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 expansion serves a dual purpose of classroom and storm shelter. The storm shelter is required by the adopted building codes (2015 ICC Series) and the ISD elected to design it large enough to hold all students in the event of a major weather event.

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 90% on the South Elevation, 80% 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 elevation plan shows that a metal parapet is proposed. The metal would have the ability to detach from the storm shelter base during tornado level winds.

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: Site Photograph



Future Requirements:

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

1. Building Plans (staff approved)

Recommendation:

The Planning and Zoning Commission considered the request on April 4, 2019. The Commission voted unanimously to recommend approval.