
To: Planning & Zoning Commission

From: Lisa Payne, Town Planner

CC: Thomas M. Class Sr., Town Manager
Holly Fimbres, Town Secretary/RMO

Re: Case PD-AMD-18-002
Planning & Zoning Commission Meeting, October 4, 2018

Agenda Item:

Case PD-AMD-18-002 (BNHS Addition Ph 2)

- a. Conduct a Public Hearing regarding a request to amend Ordinance No. 2018-13 P&Z, Planned Development District No. 28, in order to provide a site plan package for a proposed building addition at Byron Nelson High School, within the Northwest Independent School District boundaries, on a property containing approximately 93 acres of land and generally located northeast of the intersection of Bobcat Boulevard and Marshall Creek Road, within Trophy Club's town limits.
- b. Discussion and recommendation regarding a request to amend Ordinance No. 2018-13 P&Z, Planned Development District No. 28, in order to provide a site plan package for a proposed building addition at Byron Nelson High School, within the Northwest Independent School District boundaries, on a property containing approximately 93 acres of land and generally located northeast of the intersection of Bobcat Boulevard and Marshall Creek Road, within Trophy Club's town limits.

Background and Explanation:

Per Section B(5) of PD-28's Development Standards, a site plan package requires approval by Town Council, upon recommendation of the Planning & Zoning Commission, through an amendment to the Planned Development. PD-28 was created by Ordinance No. 2007-11 P&Z, which was amended by Ordinance No. 2007-22 P&Z to adopt a site plan package for Byron Nelson High School (BNHS), which was amended this year by Ordinance No. 2018-13 P&Z to adopt a site plan package for the school's field house. Northwest Independent School District (NISD) and RLK Engineering are requesting to amend the ordinance to provide a site plan package for a proposed building addition and entry plaza.

The three-story building addition will contain 88,592 square feet and be primarily located on the eastern end of the high school (Exhibit E). The existing cul-de-sac will be replaced with a courtyard and the connected parking lot will be reconfigured to allow for the main portion of the building addition. A few small additions are also being added on the east side of the school, as well as minor building infill on the north side. A new brick dumpster enclosure is included to account for the new building area.

The entry plaza is proposed to be a wide pedestrian walkway between the football stadium and the main entrance of the high school. Some parking spaces will be lost with this design, but even with the proposed additions, the property continues to meet the parking requirement and remains over-parked. In addition, new driveways are planned for either side of the entry plaza, which will provide connection into the parking lot from the existing fire lanes.

Tree mitigation is not required for this project because the Town's Code of Ordinances exempts local taxing authorities, such as Northwest ISD, from the requirements of tree protection and removal. The trees to be removed have been chosen due to being located in a geothermal well field or in the path of construction.

The proposal meets the landscape requirements (Exhibit H) by lining the entry plaza and filling the open space north of the football stadium with trees. Canopy and ornamental trees will be installed throughout the courtyard, around the building addition, and along the new parking spaces to the east.

The building addition very nearly meets the masonry requirement of 100% brick, stone, or stucco with only some accent areas of CMU burnished block, glazed terra cotta, and metal panels. The entrance of the high school's café, the Byron Bistro, is highlighted by Bobcat Blue terra cotta on the walls. To help you familiarize with the locations of the different elevations provided on Exhibits F & G, the site plan (Exhibit E) includes arrows with each elevation's assigned number and sheet number.

An exterior lighting plan is included that indicates the fixtures will be the same or similar to the existing fixtures on the property. Light pollution shouldn't be an issue, as the photometric plan displays one (1) footcandle or less across the subject areas.

No revisions to PD-28's Development Standards are proposed.

Financial Considerations:

Not applicable.

Legal Review:

To be reviewed by Town Attorney.

Staff Recommendation:

Staff recommends approval of the site plan package as an amendment to PD Planned Development District No. 28.

Attachments:

- Exhibit A – Legal Description
- Exhibit B – Zoning Exhibit
- Exhibit C – Existing Development Standards
- Exhibit D – Overall Site Plan
- Exhibit E – Site Plan Ph 2
- Exhibit F – Elevations (Areas A & B)
- Exhibit G – Elevations (Areas C & K)
- Exhibit H – Landscape Key Sheet
- Exhibit I – Tree Removal Plan
- Exhibit J – Entry Plaza Landscape Plan
- Exhibit K – Courtyard Landscape Plan
- Exhibit L – Building Addition Landscape Plan
- Exhibit M – Landscape Details
- Exhibit N – Exterior Electrical Plan
- Exhibit O – Photometric Plan