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To: Planning & Zoning Commission

From: Lisa Payne, Town Planner

CC: Wade Carroll, Interim Town Manager
Holly Fimbres, Town Secretary/RMO

Re: Case SP-AMD-19-001
Planning & Zoning Commission Meeting, August 1, 2019

Agenda Item:

Case SP-AMD-19-001 (Medlin Middle School Addition)

Discussion and recommendation regarding a request to amend the approved Site Plan for Medlin Middle School, generally located west of Parkview Drive and south of Marshall Creek Road.

Background and Explanation:

Northwest Independent School District (NISD) is planning to construct two attached additions to Medlin Middle School. The addition for classrooms will be at the northwest corner of the school and the fine arts addition will be at the southeast corner, adding 9,996 square feet to the school building. Furthermore, the circular drive at the south end of the school will be partially reconstructed to allow room for the fine arts addition, but will remain intact. Lastly, the existing masonry enclosure that surrounds the transformer on the north end of the school will be demolished and reconstructed to match the main building in order to connect to the new classroom addition. For reference, see Exhibit B.

Two trees are proposed to be removed from the site since they will interfere with the new additions (Exhibit D). However, Exhibit E shows that NISD is adding five (5) Cedar Elms between the classroom addition and Marshall Creek Road, plus three (3) Live Oaks and four (4) Cedar Elms adjacent to the fine arts addition and Parkview Drive. Moreover, one (1) Cedar Elm and over 300 pots of Wintercreeper ground cover will be added to a parking island near and a flowerbed adjacent to the fine arts addition.

Exhibit G shows that the classroom addition on the north side of the building will be gaining an exterior LED light fixture that will be directed downward under a canopy that hangs over an access door. The fine arts addition will include an exterior wall pack whose lighting will be LED,

recessed, and directed downward over the access door. One (1) existing light pole will be slightly relocated so it doesn't interfere with the modification of the circular drive.

Both new building additions will be constructed with only brick and will match the existing elevations exactly, as shown on Exhibit H. The three proposed brick colors are the same ones that are used on the existing building and the same brick patterns will be continued to create seamless additions.

Financial Considerations:

Not applicable.

Legal Review:

This item is currently under review by the Town Attorney.

Staff Recommendation:

Staff recommends approval of the site plan package as amended.

Attachments:

- Exhibit A – Overall Site Plan
- Exhibit B – Site Plan
- Exhibit C – Landscape Key Sheet
- Exhibit D – Tree Preservation Plan
- Exhibit E – Landscape Plan
- Exhibit F – Landscape Details
- Exhibit G – Photometric Plan
- Exhibit H – Exterior Elevations