



## **CITY COUNCIL COMMUNICATION**

November 22, 2011

**SUBJECT:** Consider a Request for a Site Plan

**SUBMITTED BY:** Mike Collins, Director of Planning and Economic Development

**REFERENCE NO:** 11-06-SP

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### **ACTION REQUESTED:**

Approve a request for a Site Plan for Trinity High School Activity Center proposed to be located on Midway Park Addition, 500 N Industrial Boulevard, concurring with the Planning and Zoning Commission's 6-0 recommendation of approval on November 15, 2011.

### **ALTERNATIVES:**

1. Approve the request – *simple majority*
2. Approve the request with modifications – *simple majority*
3. Deny the request – *simple majority*

### **SUMMARY OF SUBJECT:**

**Applicant:** HEB ISD, represented by Huckabee Architects

**Location/Zoning:** Trinity High School, 500 N Industrial Boulevard. The property is zoned single family detached (R-1) zoning district.

**Project Description:** Voters went to the polls in May 2011 and approved bonds to be sold by the HEBISD that, among other projects, would finance construction of two (2) new activity centers, one for each of the high school campuses. A site plan has been submitted by the HEBISD for development of an 80,000 square foot activity center on the Trinity High School campus.

The new facility will be placed within an area between the existing track/field and tennis courts. The existing internal roadway network will be utilized. Minor extensions to existing fire lanes will be made. The overall campus site exceeds the total number of parking spaces required. In proximity to the new facility, approximately ten (10) parking places will be displaced and relocated to another area around the new facility. The building will meet the 100% masonry standards and will be constructed out of a combination of true stucco and split face concrete masonry unit block, with a standing seam metal roof. No additional landscaping is required.

The new facility proposed for Trinity High School will be used by a variety of extracurricular

activities including athletic teams, band, drill team, physical education, cheerleaders and color guard. The new facility includes space for locker rooms, showers, weight rooms, laundry facilities, meeting space, and storage for multiple programs. It will also include a 60-yard indoor turf practice field and a full outdoor turf practice field that can both be used year round regardless of weather conditions.

The application is a modified submittal containing a site layout, building elevations, and lighting plans. All other technical issues related to the utility and drainage improvements have been submitted with the building construction plans and will be reviewed for compliance with applicable codes.

The Planning and Zoning Commission voted 6-0 to recommend approval of the site plan at their November 15, 2011 meeting.

**SUPPORTING DOCUMENTS:**

- Exhibits
- Draft Minutes – P & Z
- Application
- Map 1, Map 2, and Map 3

**APPROVED BY:**

\_\_\_\_\_ **LG** \_\_\_\_\_

City Manager's Office

\_\_\_\_\_ **KS** \_\_\_\_\_

City Secretary's Office