

ITEM 7 CASE #11-06-SP – CONSIDER A RECOMMENDATION FOR A SITE PLAN

Consider a recommendation regarding a request for a Site Plan for Trinity High School Activity Center proposed to be located at Midway Park Addition, Lot 12, Block 45, 500 N Industrial Boulevard.

Stephen Cook, Senior Planner, gave a brief description of the case. 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.

Commissioner Mennis stated that based strictly on student interest why was this project planned without any air conditioning.

The applicant, Tony Mancil, 4521 S Hulen, Fort Worth, TX, stated that the project has been designed with large wind fans, ventilation and roll up doors to allow for cooling purposes.

Commissioner Mennis stated that even with the fans he could not believe that air conditioning was not a priority. He wants to make sure that the safety of the children is a priority.

Commissioner Portugal stated that she is thrilled about the project and the building taking place.

Commissioner Mennis asked when would the structure be built.

Mr. Mancil stated that the project would be bid within the next two months with construction occurring during the summer of 2012. The facility could potentially be open during the fall 2012 semester.

Commissioner Tompkins made a motion to recommend approval of Case #11-06-SP. Commissioner Huffman seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Mennis, Commissioners Huffman, Portugal, Tompkins and Brown.

Nays: None

Abstention: None

The motion carried (6-0-0)