

**CITY OF BUNKER HILL VILLAGE
PLANNING AND ZONING COMMISSION
Agenda Request**

Agenda Date: July 7, 2020

Agenda Item No: VI

Subject/Proceeding: REVIEW, DISCUSSION AND DIRECTION ON A SPECIFIC USE PERMIT APPLICATION BY SPRING BRANCH INDEPENDENT SCHOOL DISTRICT FOR THE RECONSTRUCTION OF BUNKER HILL ELEMENTARY SCHOOL

Exhibits: Specific Use Permit Application and Site Plan
Supplemental Information from the Applicant

Clearance: Steve Smith, Director of Public Works/Building Official
Karen Glynn, City Administrator

Executive Summary

Bunker Hill Elementary School is located at 11950 Taylorcrest. The School was annexed into the City at the request of Spring Branch Independent School District (SBISD) in December 1956 and has continued to operate at this location since that time. The school is currently schedule for reconstruction per the District's approved 2017 Bond Referendum. There is no Specific Use Permit for the site. The Specific Use Process has evolved over the years. Educational Facilities were added to the list of uses in 2011.

The reconstruction triggers the Specific Use Permit (SUP) Process which requires a recommendation by the Planning and Zoning Commission and approval by City Council.

Representatives from SBISD will be presenting their application to the Planning and Zoning Commission as a review and discussion item to ensure all concerns and details of the Commission could be addressed before moving forward with the SUP Process.

Analysis

The purpose of the SUP Process is to look at individual sites on a case by case basis and determine if the proposal would negatively impact adjacent properties and the City as a whole.

As stated in the Code of Ordinances, before any specific use is permitted in the applicable zoning district, a report from the Planning and Zoning Commission must be directed to the City Council

accompanied by the Commission's recommendation for approval or denial. The report shall include, but need not be limited to, the following:

- A. *Ingress and egress*: Ingress and egress to the property and proposed structures thereon, with particular reference to automobile and pedestrian safety and convenience, traffic flow and control, and access in the event of fire or other catastrophe.
- B. *Off-street parking*: Off-street parking and loading areas where required, with particular attention to the items set forth in subsection A of this section, and the economic, noise, glare, and other effects of the specific use on adjoining properties and other properties generally in the district and city.
- C. *Service area*: Refuse and service areas, with particular reference to the items set forth in subsections A and B of this section.
- D. *Utilities*: Utilities include water and wastewater with reference to location, availability, and compatibility.
- E. *Drainage*: Drainage plans proposed to meet requirements of the city's drainage ordinance and criteria manual.
- F. *Screening and buffering*: Screening and buffering, either or both, with reference to type, dimensions, and character.
- G. *Signs and lighting*: Sign location and size, proposed exterior lighting with reference to glare and traffic safety and compatibility and harmony with adjacent property and other properties generally in the district and city.
- H. *Trees, yards and open spaces*: Landscaping and required yards, open spaces, and building setback lines.
- I. *Compatibility*: General compatibility with adjacent properties and other properties in the district and city.
- J. *Conformity*: The conformity of the proposed use with the requirements and intent of this ordinance and the comprehensive plan of the city.

The SUP Process provides for conditions to be included to ensure specific concerns are addressed for the various factors.

Conclusion

The purpose of this meeting is to review and discuss this proposal with the Planning and Zoning Commission and gain direction prior to beginning the actual process which includes notifications and a public hearing.



City of BUNKER HILL VILLAGE

APPLICATION FOR SPECIFIC USE PERMIT

Entity Making Application Spring Branch Independent School District

Representative's Name: Travis Stanford, Associate Superintendent for Operations

Mailing Address: 1066 Gessner Road, Bldg A Zip: 77055

Property Address (If Different): 11950 Taylorcrest

Phone: 713.251.1001 Email: travis.stanford@springbranchisd.com

Category of Project (See 8.02 Below) Education Zoning District (A) B

Description of Project _____

Replacement of Bunker Hill Elementary School with new 2-story building on existing site

(This description may be used for all meeting and public notices)

Details for Consideration of the Application. Please see Section 8.04 below and attach a detailed report/description to address the list of possible concerns as outlined in the ordinance. The report is not limited to this list. Please include any other details/issues that the applicant deems necessary.

Signature of Applicant

Date

6/13/2020

Attachments as applicable:

- Site Plan
- Detailed Report
- Pertinent Exhibits
- Supplemental/Additional Information

A fee of \$1,000.00 is required for processing



June 18, 2020
File: 214000788

Reference: Application for City of Bunker Hill Village Specific Use Permit for Bunker Hill Elementary School Replacement

Stantec Architecture, Inc., on behalf of Spring Branch Independent School District, presents the Bunker Hill Elementary School Replacement Project for application for a Specific Use Permit within the City of Bunker Hill Village. The following detail defines how we believe that the project will meet all City of Bunker Hill Village requirements and ordinances thru the following criteria to be evaluated by the Planning and Zoning Commission:

A. Ingress/Egress

1. SE Entry from Taylorcrest/Strey intersection
 - a. Vehicular drive for Bus Traffic and Staff/Visitor parking. This is the current access for both.
 - b. Bicycle and Pedestrian sidewalk added to the East of the drive and would follow 'Option 1' from "Taylorcrest Road and Strey Lane Intersection Exhibits" included in Traffic Impact Analysis Report.
2. SW Entry from Pedestrian Bridge over HCFCD Drainage Easement
 - a. To remain accessible for Bicycle and Pedestrian traffic
 - b. Additional fencing and sidewalk proposed to route Bicycle and Pedestrian traffic past Parent Drive and Playground Area before being given access to remainder of site at Parking Area
3. NW Entry from Kimberley Lane
 - a. Vehicular drive to serve Parent Drive traffic as described in the Traffic Impact Analysis Report. Traffic flow would remain same as current with more off-street stacking space for vehicles.
 - b. Vehicle access to Service Yard at North end of site. Currently shares access with bus access off of Taylorcrest/Strey entry.
 - c. Bicycle and Pedestrian access to cross existing drive to new sidewalk along North property line

B. Off street Parking

1. No Off-Street parking associated with this site will be added.
2. On Site parking will be increased by approximately 20 spaces

C. Service Areas

1. Service Yard is located at North end of site and will be enclosed by 10' masonry wall and solid paneled sliding vehicle gate. Building trash receptacles will be staged within the Service Yard.

Reference: **Application for City of Bunker Hill Village Specific Use Permit for Bunker Hill Elementary School Replacement**

D. Utilities

1. Utility connections are per discussions between Civil Engineer and City of Bunker Hill Village. Refer to attached Civil drawing exhibits

E. Screening and Buffering

1. Site will be bound on South side by existing fence and on remaining sides by new fencing of the following types:
 - a. 6' H Black Vinyl coated Chain Link fence
 - b. 6' H Black decorative steel fence

F. Signs and Lighting

1. Digital marquee signage set in masonry surround would be located inboard of Taylorcrest/Strey entry as indicated on sheet AS001. Digital components of the marquee will be specified to meet all prescribed City of Bunker Hill Village signage requirements.
2. Site Lighting will be provided as shown on attached Site Photometrics drawing.
3. Lighting Fixture cutsheets of proposed light fixtures are provided for reference.

G. Yards and Open Spaces

1. Open and green spaces are as shown on attached AS001 Site Plan drawing.
2. 50' building setback and other current surveyed easements are identified on AS001 Site Plan.

H. Compatibility

1. Proposed exterior renderings included in document "BHE SBISD BOTwshp_July7" to demonstrate overall look of the school.

I. Conformity

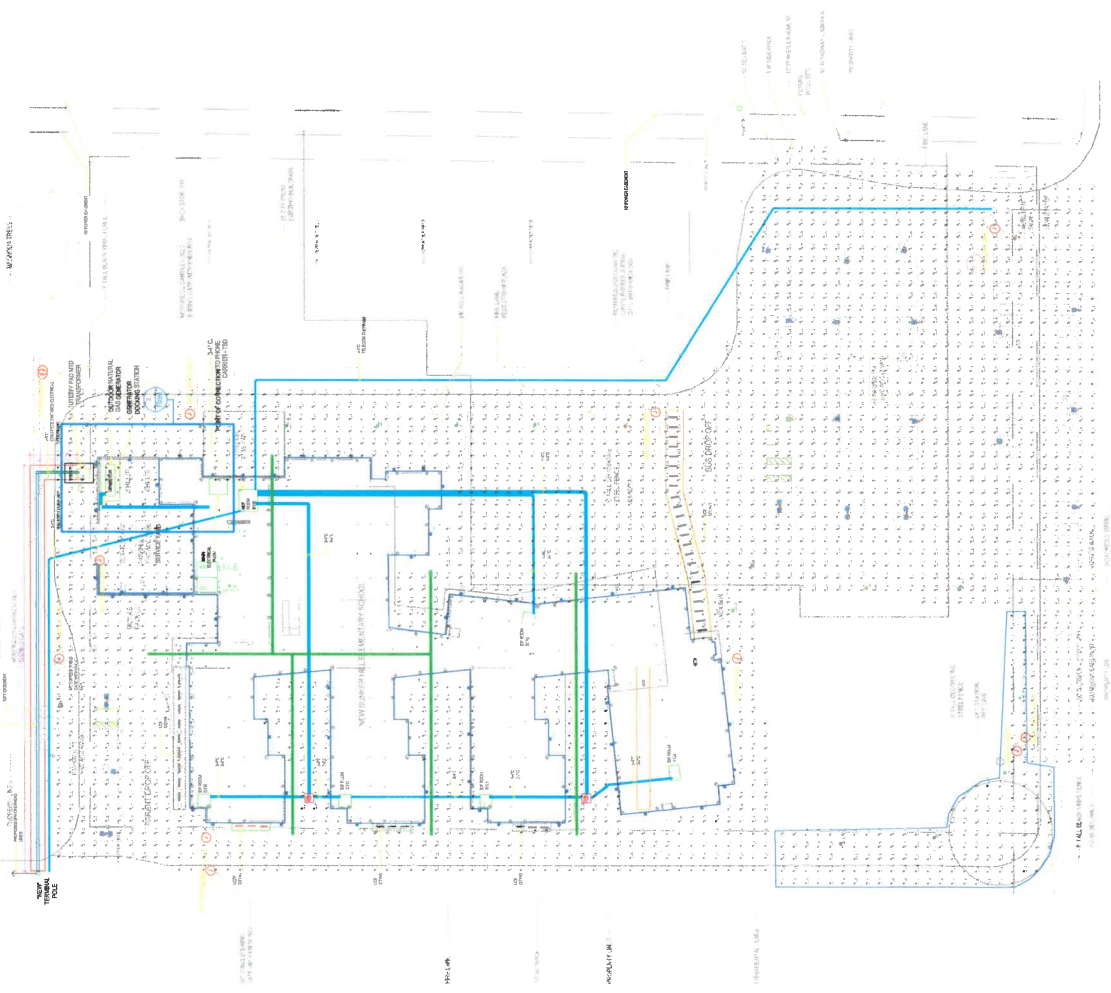
1. Project is being designed to meet any and all applicable City of Bunker Hill Village requirements and ordinances.

Regards,

Stantec Architecture Inc.



Gary Dunn, AIA, RAS, CDT
Project Manager



| Symbol | Label | Arrangement | Total Lamp Lumens | LUF | Description |
|--------|-------|-------------|-------------------|-------|--|
| WP | WP | SINGLE | N.A. | 0.900 | 107L-16C-1000-RH-G1-2-UVV-DD-FINISH - Mounted 8' 12" |
| SP2 | SP2 | BACK-BACK | N.A. | 0.900 | BCF-2-85-1A-RH-G2-M-3-VOLE-DD-FINISH |
| SP3 | SP3 | BACK-BACK | N.A. | 0.900 | BCF-2-85-1A-RH-G2-M-3-VOLE-DD-FINISH |
| SP4 | SP4 | GRID | N.A. | 0.900 | BCF-2-85-1A-RH-G2-M-3-VOLE-DD-FINISH |
| | | | | 0.900 | VZ-301220M-G1ACR-C-1-UVV-OP/TOR-12FT FOLE-FINISH |

| Calculation Summary | | Units | Avg | Max | Min | Avg/Min | Max/Min |
|------------------------|------------|------------|------|------|-----|---------|---------|
| Label | CalcType | Footcandle | 2.92 | 22.7 | 0.0 | 0.0 | N.A. |
| CalcType | Footcandle | Footcandle | 1.03 | 5.2 | 0.0 | 0.0 | N.A. |
| Southwest Drive Planar | Footcandle | Footcandle | | | | | |