



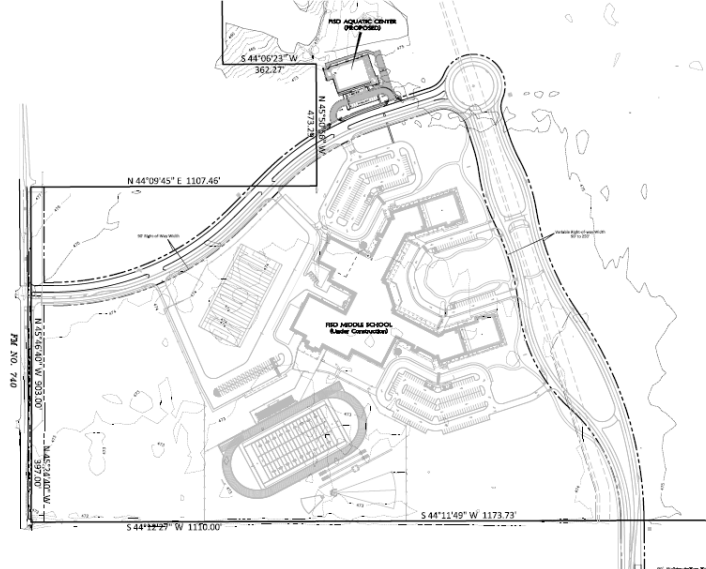
Planning and Zoning Commission Agenda Item Summary Report

Meeting Date: June 3, 2021	Submitted by: A.C. Dixon
Item Title:	
Discuss and consider approval of a revised site plan for the FISD Aquatic Center, located north of F.M. 740 and west of Ranch Road.	
Public Hearing Item [] Consent/Action Item [X]	Documentation Attached: Site Plan Building Elevation Plan Landscape Plan Concept Drawings

Item Summary:

RLK Engineering, representing the property owner, requests approval of a site plan for FISD Aquatic Center. The purpose of the request is to establish the site design for an indoor swimming facility.

Image 1: Location Map



Current Standards:

The proposed building is located on the 190.908-acre property. This property is located inside of Forney’s City limits within the SF-20, Single Family Dwelling District. The final plat for the property was approved by City Council on April 20, 2021.

Site Plan:

The main function of the 18,328 square foot facility is for student training use. The students will be transported to the facility by bus from their home Middle School or High School. The building elevation plan shows that brick, stone, and metal wall paneling are the primary exterior construction materials.

The City of Forney Comprehensive Zoning Ordinance requires a community pool to provide one parking space for each one hundred square feet of gross water surface and deck area. This would require a total of 140 spaces to be provided for the new Forney ISD aquatic center. A variance to this parking requirement was approved by the Board of Adjustment on April 22, 2021. Due to the nature of the pool use, occupancy will be much lower than a standard community swimming pool. There are seventeen regular parking spaces and five handicap parking spaces proposed at the aquatic center site. There will be 122 parking spaces at the Forney ISD Intermediate School across the street. These spaces can be used on an as needed basis if overflow parking is required. A sidewalk from the overflow parking area to the aquatic center is proposed.

The landscape plan meets all of the requirements in our zoning ordinance.

Future Requirements:

If the site plan is approved, future development of the property will require approval of:

1. Building Plans (staff approved)

Recommendation:

Staff recommends approval of this request, as presented. In addition to Community Development staff, the final plat was reviewed by the City Engineer, Fire Marshal and Public Works staff.