



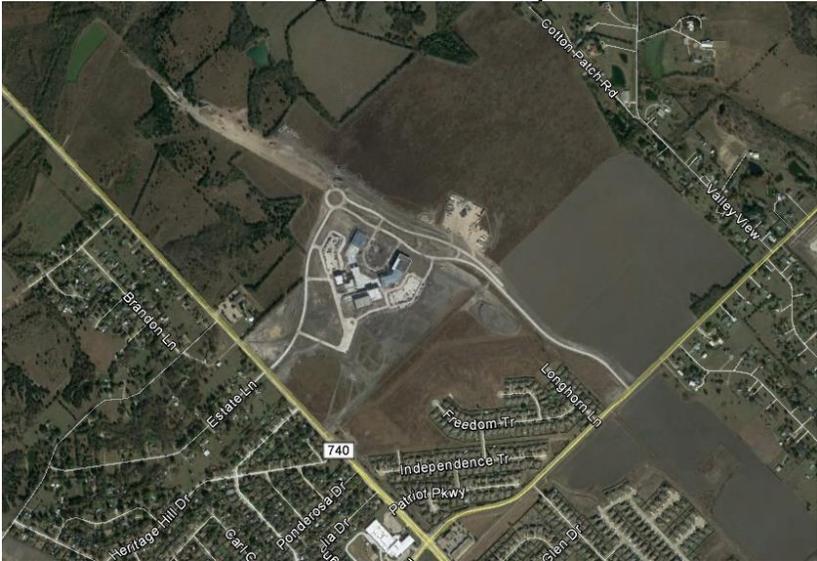
Planning and Zoning Commission Agenda Item Summary Report

Meeting Date: September 2, 2021	Submitted by: P. Morgan
Item Title:	
Discuss and consider approval of a site plan for the Forney ISD Keith Bell Opportunity Central, located at the northeast corner of Innovation Boulevard and Inspiration Way.	
Public Hearing Item [] Consent/Action Item [X]	Documentation Attached: Overall Site Plan Civil Site Plan Detailed Site Plan Building Elevation Plan Landscape Plan

Item Summary:

Forney ISD requests approval of a site plan for the Keith Bell Opportunity Central (OC). The OC is a multipurpose education facility which offers a unique selection of spaces to serve many purposes and functions for Forney ISD and the community. The building will include high school/higher education classrooms serving approximately 2000 students, a 400 student Pre-Kindergarten center, a fine arts complex, business and retail partnership opportunities, and a 6,000-seat multipurpose venue. The facilities uses will be arranged to maximize the flexibility and use of each space for various learning opportunities, activities, and events.

Image 1: Location Map



Current Standards:
The 114-acre property is currently vacant and undeveloped. The property is located at the northeast corner of Innovation Boulevard and Inspiration Way. The facility is proposed to the north of the new Jackson Middle School and Rhodes Intermediate School and is also near the new Forney ISD Aquatics Center.

Site Plan:

The OC is a multi-purpose building with a building area of 193,539 square feet and a total building area of 504,021 square feet. The proposed building height of 72'4" (3-stories) is permitted for a school under Section 43.4 of the Zoning Ordinance.

The site plan shows that the landscape and parking requirements are met (with the approved variances) and a storm shelter is provided to meet the International Building Code life and safety requirements. The building elevation plan shows that metal panel is the primary exterior construction material. The materials are approved by the International Building Code.

A traffic impact study has been completed and reviewed by the Engineering Department.

Board of Adjustment:

The City of Forney Board of Adjustment (BOA) approved two variance requests on August 24, 2001. Based on Zoning Ordinance section 38.6, the facility requires a total of 3,151 parking spaces. Forney ISD requested a variance to that requirement. The 6,000-seat gymnasium is not intended for daytime use while the rest of the building operates during normal hours. For this reason, the applicant requested that the minimum required parking spaces is set at 2,000 total spaces. This would accommodate the entirety of the other use capacities. During large events, the ISD can also use the 393 spaces on-site at the Jackson Middle School and Rhodes Intermediate School. The BOA approved the variance.

Forney ISD also requested a variance to the landscape standards provided in Zoning Ordinance section 39.6.D. The Ordinance states:

“There shall be a landscaped area with at least one (1) tree within sixty feet (60’) of every parking space. There shall be a minimum of one (1) tree planted in the parking area for every ten (10) parking spaces for parking lots having more than twenty (20) spaces.”

A variance was requested for security reasons. The ISD requested to still provide the required number of trees but proposed placing them around the perimeter of the parking areas and elsewhere on the site, in lieu of landscape islands within each of the parking areas. The ISD stated that the use of trees and landscape islands in the center of parking lots provides obstacles for camera coverage and physical supervision. The BOA approved the variance.

Staff Recommendation:

Staff recommends approval.