



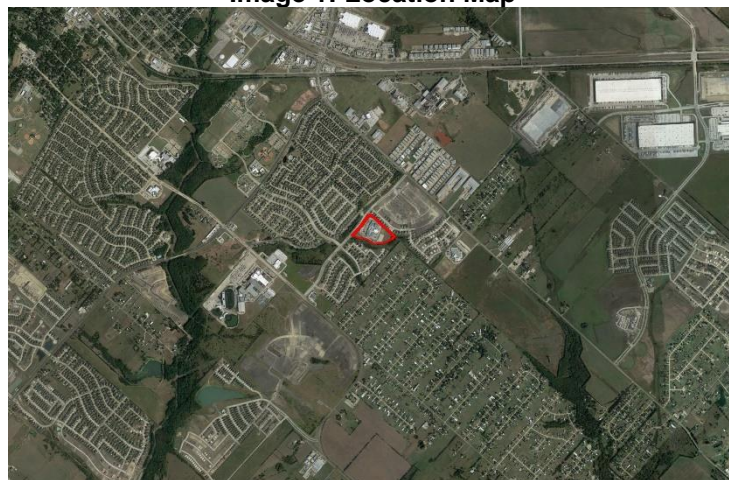
City Council Agenda Item Summary Report

Meeting Date: January 17, 2023			
Submitted by: P. Morgan			
Consent X	Discussion Only	Public Hearing	Action/Discussion
Consider approval of a revised site plan for Rhea Intermediate School, located at 250 Monitor Boulevard.			
Attachments: Site Plan Building Elevation Plan			

Item Summary:

Huckabee Inc. representing the property owner, requests approval of a site plan for Rhea Intermediate School. The purpose of the request is to establish the site design for an expansion of the existing school.

Image 1: Location Map



Current Standards:

The existing building is located on the 13.197-acre property. The existing building is 92,323 square feet. This property is located within the Fox Hollow Planned Development. Public Schools are permitted by right within this planned development.

Site Plan:

The existing building is 92,323 square feet. The applicant is proposing to expand the building by 17,498 square feet. The existing building has 89 parking spaces. The applicant would like to add 99 parking spaces, totaling 188 parking spaces.

The building elevation plan shows that brick is the primary exterior construction material.

The applicant is requesting a variance to continue to use alternative screening materials per City of Forney Zoning Ordinance 41.2. Instead of constructing a masonry or reinforced concrete fence on the property line dividing the property from the adjacent residential district, the applicant would like to continue to have a chain link fence.

Future Requirements:

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

1. Building Plans (staff approved)
2. Civil Plans (staff approved)
3. Replat

Recommendation:

On January 5, 2023, the Planning and Zoning Commission voted to recommend approval.