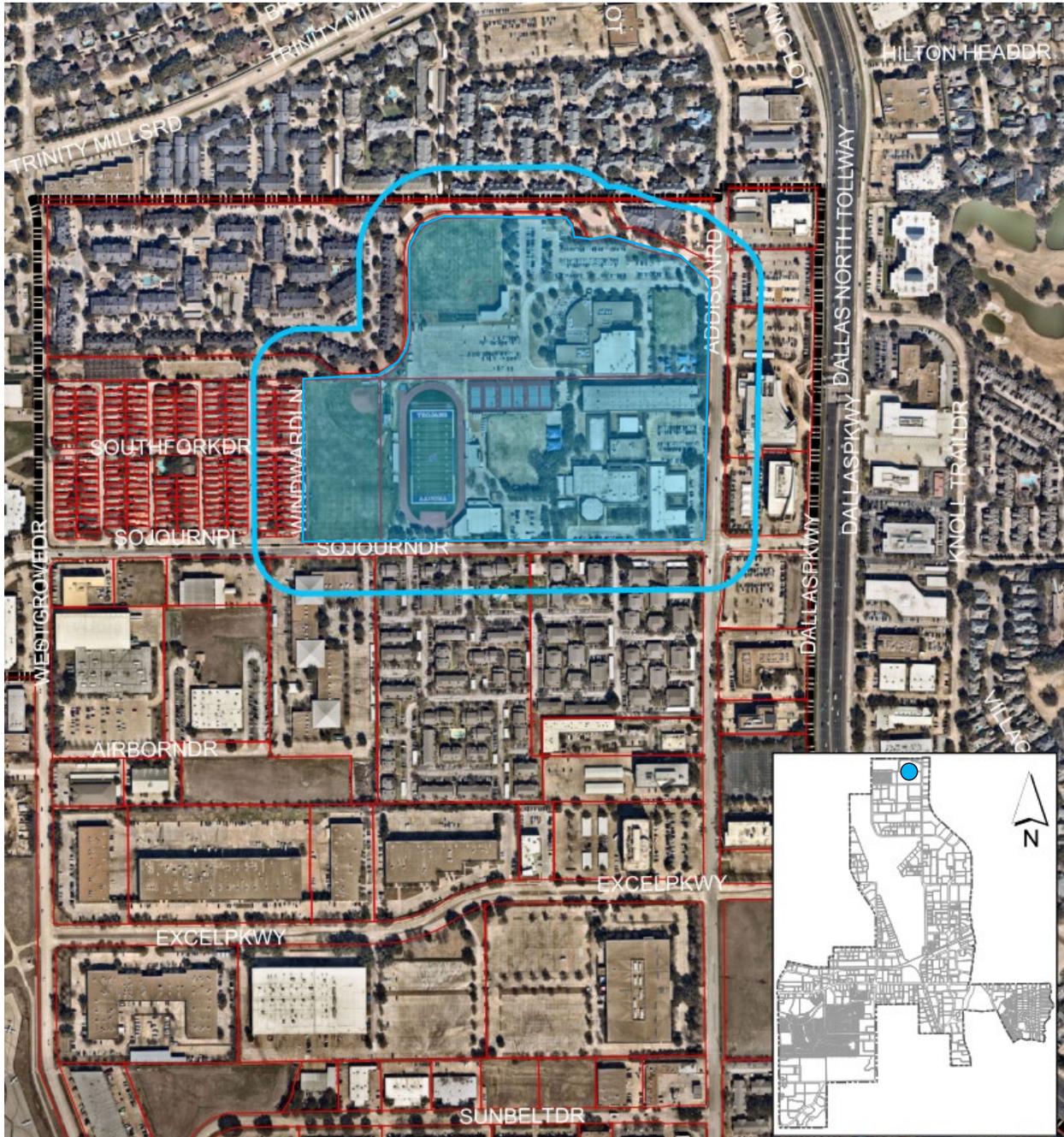


# 1824-Z

**PUBLIC HEARING** Case 1824-Z/TCA Middle School Addition. Public hearing, discussion, and take action on a recommendation regarding a development plan for the development of the first phase of the Trinity Christian Academy Master Concept Plan, including a site plan, landscape plan, preliminary utility and drainage plans, and building elevations for a new middle school building, in an existing Planned Development District (PD), through Ordinance O16-040, located on approximately 19.3 acres addressed as 17001 Addison Road.

## LOCATION MAP



**DEVELOPMENT  
SERVICES**

16801 Westgrove Drive  
Addison, TX 75001

P.O. Box 9010  
Addison, TX 75001

phone: 972.450.2880  
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March 11, 2021

## STAFF REPORT

RE: 1824-Z/TCA Middle School Addition

LOCATION: 17001 Addison Road

REQUEST: Development Plan Approval in accordance with development standards for Planned Development O16-040, including a site plan, landscape plan, preliminary utility and drainage plans, and building elevations, for the construction of a new middle school building as part of the first phase of the Trinity Christian Academy Master Concept Plan.

APPLICANT: Jeff Dolian, Kimley-Horn and Associates

### DISCUSSION:

Background: Trinity Christian Academy (TCA) opened in Addison in 1976. At that time, the property was zoned Residential-1 (R-1) and a Special Use Permit (SUP) for a private school was approved. Over the years, as TCA expanded or altered their campus plan, new SUPs were approved to accommodate TCA's growth into what exists on the site today, with an additional parcel further west on Sojourn Drive for athletic facilities only. In 2016, following a visioning process to revise their campus master plan, primarily focusing on modernizing facilities and improving campus functionality, the TCA properties were rezoned to Planned Development (PD), through Ordinance O16-040. The new PD provided a Master Concept Plan with the understanding that development is to occur in multiple phases as funds become available.

At this time, TCA is ready to move forward with the first redevelopment phase to construct a new middle school building and library. This area also includes an additional wing for the 5<sup>th</sup> and 6<sup>th</sup> grades, as well as a chapel, which are shown on the concept plan, but are not part of the submittal at this time. Per the PD Ordinance, such action requires Development Plan Approval.

Proposed Plan: The development plans include the concept plan, site plan, landscape plan, and building elevations for the new middle school building. The applicant is also proposing to slightly relocate an existing driveway off Sojourn Drive to better meet the Town's driveway spacing requirements. The proposed middle school and library building is 45,180 square feet, with maximum height of three-stories, 55 feet at the tallest point.

**Staff Review:** Development Plan approval differs from a typical zoning case. While zoning is a legislative decision that is discretionary in nature, Development Plan approval is a ministerial function more like plat approval. The purpose of the Development Plan approval process is to review the proposal in the context of the existing zoning requirements for the site. If the proposal meets the requirements, then it must be approved.

**Uses:** The applicant is proposing a middle school and library building. **The proposed use meets the standards in the ordinance.**

**Development Standards:** Development standards regulate the setbacks, building heights, lot sizes, and square footages of certain uses. The Development Plan is in compliance with all development standards as detailed below:

*Street Build-to Line:* The proposed building is within the permissible building zone per the previously approved master plan.

*Building Height:* The maximum building height is 60 feet as measured to the midpoint of the roof. The proposed building is 55 feet at the highest portion of the building. This complies with the requirements.

*Lot Coverage:* The maximum lot coverage for all structures on site is proposed to be 70%. This accounts for the total buildout of the master plan. The proposed building was accounted for in the master plan and complies with this requirement.

*Maximum Allowable Building Area:* The maximum allowable building area is 585,000 square feet. This accounts for the total buildout of the master plan. With the proposed building, the total building area comes to 391,203 square feet. If also accounting for the further development of the middle school building and chapel, the total building area would come to 422,203 square feet. This complies with the requirements.

**The proposed plans comply with all development standards in the ordinance.**

**Parking:** This PD district requires a minimum parking total of 932 spaces. The proposed plans show that while four spaces were removed to accommodate the new site layout, they were replaced with four new parking spaces on site. With the addition of the new square footage, the site would remain in compliance with parking requirements. **The proposed plans comply with the parking requirements in the ordinance.**

**Exterior Facades:** The PD district requires at least 80% of the exterior walls of all structures to be of masonry construction. The proposed building is primarily constructed of brick and stone veneer. **The proposed plans comply with the facade requirements in the ordinance.**

**Landscaping:** The Landscape Ordinance requires that properties be brought up to current standards, where possible, when they go through a zoning process. The landscape plan for this

portion of the property has been reviewed and approved by the Parks Department for compliance with the Landscape Ordinance. **The proposed plans comply with the Town's landscape requirements.**

Tree Preservation & Replacement: With the initial buildout of the campus, TCA established a dense canopy of tree cover through preservation and new plantings. As the campus now begins to evolve through the implementation of the master plan, some of that tree canopy must be removed to facilitate the construction of new facilities. With this first phase, a total of 369.9 caliper inches of trees is proposed for removal, with 80 caliper inches being proposed to be replaced through onsite plantings, and 289.9 caliper inches to be replaced offsite, through payment of tree replacement fees. Offsite replacement is needed to avoid planting trees in areas of the campus that will redevelop during future phases of the master plan. **To best meet the intent of the Town's tree replacement requirements, the proposed tree mitigation plan requires direction from City Council.**

RECOMMENDATION: **APPROVAL**

Trinity Christian Academy is a valuable asset to the Town and the previously approved campus master plan accommodates growth, modernizes facilities, and improves the overall campus functionality. The middle school and library building is the first phase of the master plan and an important next step in the school's continued development.

At the Planning and Zoning Commission hearing on March 16, 2021, the Commission voiced concerns regarding the ability to replace lost tree canopy within the TCA campus. The Commission also sought further clarity regarding how tree replacement fees would be assessed and collected. The Commission made the establishment of a tree mitigation plan a condition of their approval. Based on the direction of the Planning and Zoning Commission, Staff recommends approval of the request subject to the following condition:

- The applicant's revised tree mitigation plan should be reviewed and considered by the Planning and Zoning Commission prior to commencement of any site work.



Case 1824-Z/TCA Middle School Addition

March 16, 2021

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on March 16, 2021, voted to recommend approval of a development plan for the development of the first phase of the Trinity Christian Academy Master Concept Plan, including a site plan, landscape plan, preliminary utility and drainage plans, and building elevations for a new middle school building, in an existing Planned Development District (PD), through Ordinance O16-040, located on approximately 19.3 acres addressed as 17001 Addison Road, subject to the following condition:

- The applicant shall provide the Town with a tree mitigation plan for consideration by the Planning and Zoning Commission and the City Council

Voting Aye: Catalani, Craig, DeFrancisco, Fansler, Meleky, Resnik, Souers

Voting Nay: none

Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none