

Development Plan for Trinity Christian Academy Middle School Addition (1824-Z)

The logo for Addison is a white circle containing the word "ADDISON" in blue, uppercase, sans-serif font. The circle is set against a blue background that features a white diagonal line running from the top-left to the bottom-right, creating a triangular shape on the right side of the page.

ADDISON

Case 1824-Z TCA Middle School Addition

ADDISON

LOCATION:

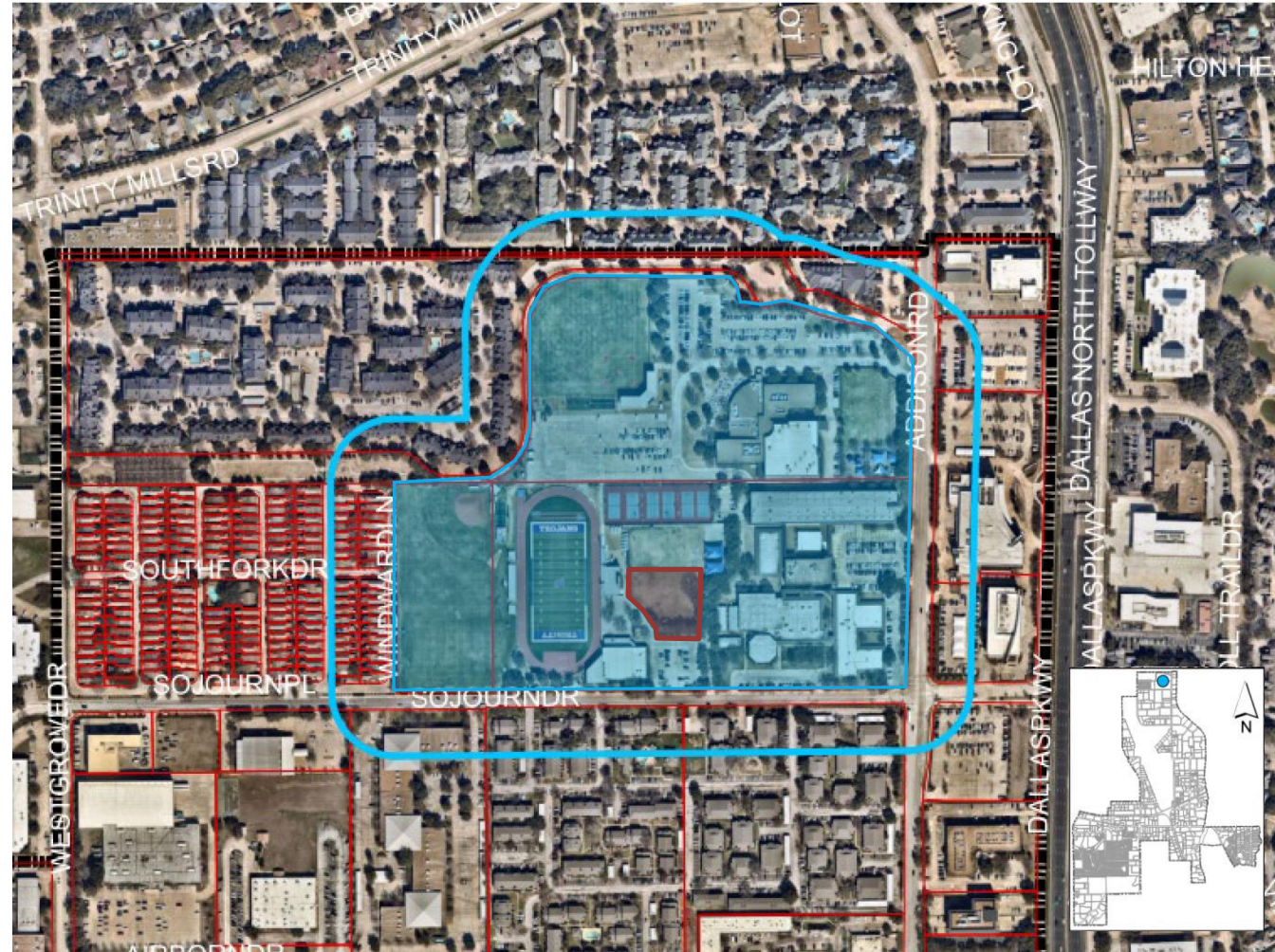
17001 Addison Road

REQUEST:

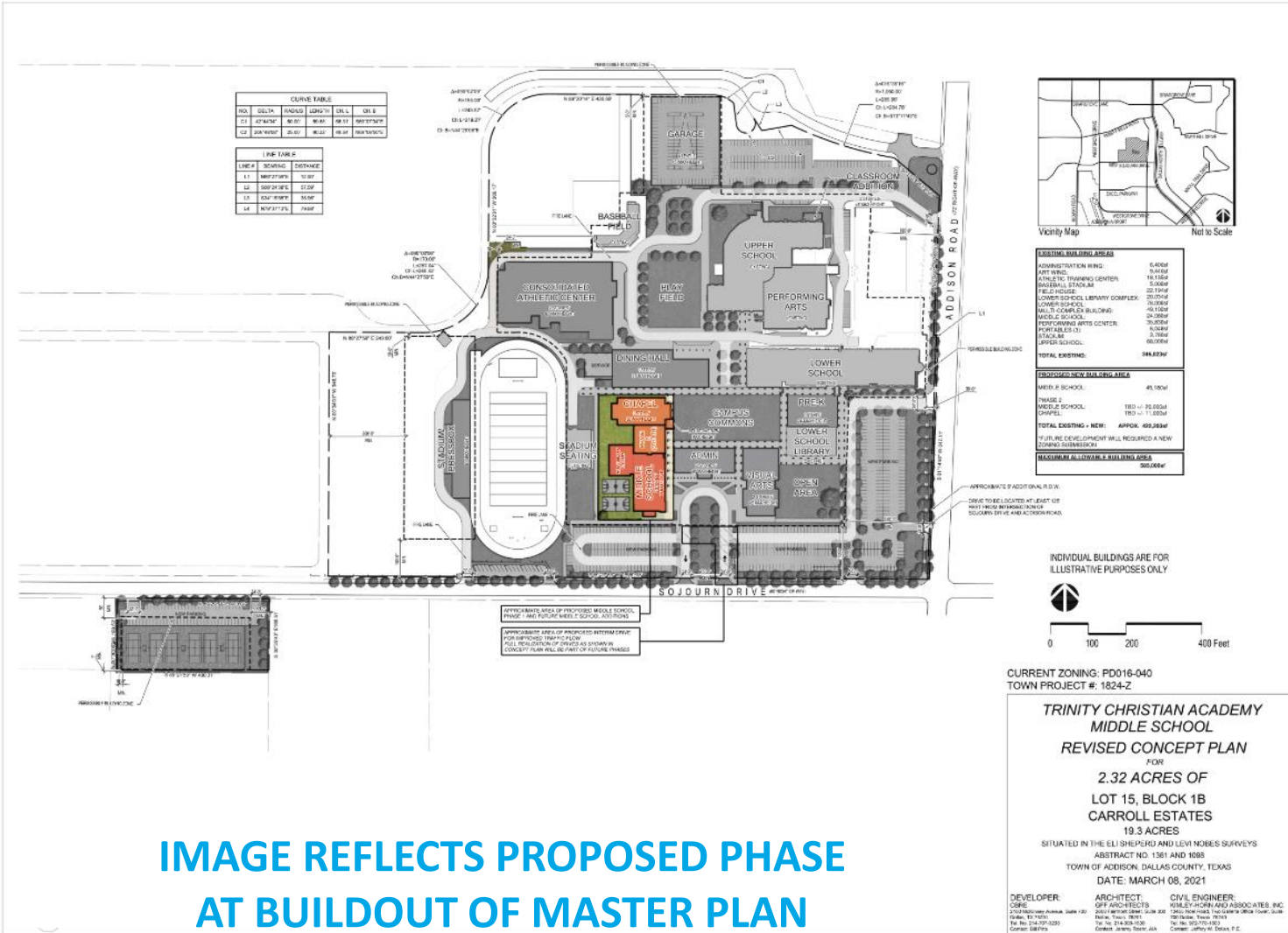
Development Plan Approval in accordance with development standards for Planned Development O16-040, including a site plan, landscape plan, preliminary utility and drainage plans, and building elevations, for the construction of a new middle school building as part of the first phase of the Trinity Christian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

ACTION REQUIRED:

Review for compliance with PD Concept Plan / Development Standards, and other Town requirements, where applicable.



Case 1824-Z TCA Middle School Addition



ARCHITECTS
Dallas | Fort Worth | Austin

gff

TCA MIDDLE SCHOOL
17001 ADDISON RD
ADDISON, TX 75001

PROJECT HISTORY:

1976 – TCA established and permitted by SUP in R-1 District

Jan 2016 – TCA PD and Master Concept Plan approved

- Adds 250K SF in new buildings, parking structure
- Removes 150K SF in existing buildings

Feb 2021 – Development Plan submitted for Phase 1A of Master Concept Plan – Middle School building, attached library, access drive improvements

IMAGE REFLECTS PROPOSED PHASE AT BUILDOUT OF MASTER PLAN

Case 1824-Z TCA Middle School Addition

MIDDLE SCHOOL BUILDING + LIBRARY:

- Middle School Building - 3 story, 55 feet
- Library – 1 story, 22 feet
- Total Floor Area = 45,180 ft²

ACCESS IMPROVEMENTS:

Remove existing connection to Sojourn and replace with new one-way driveway to increase off street stacking and increase distance between driveways

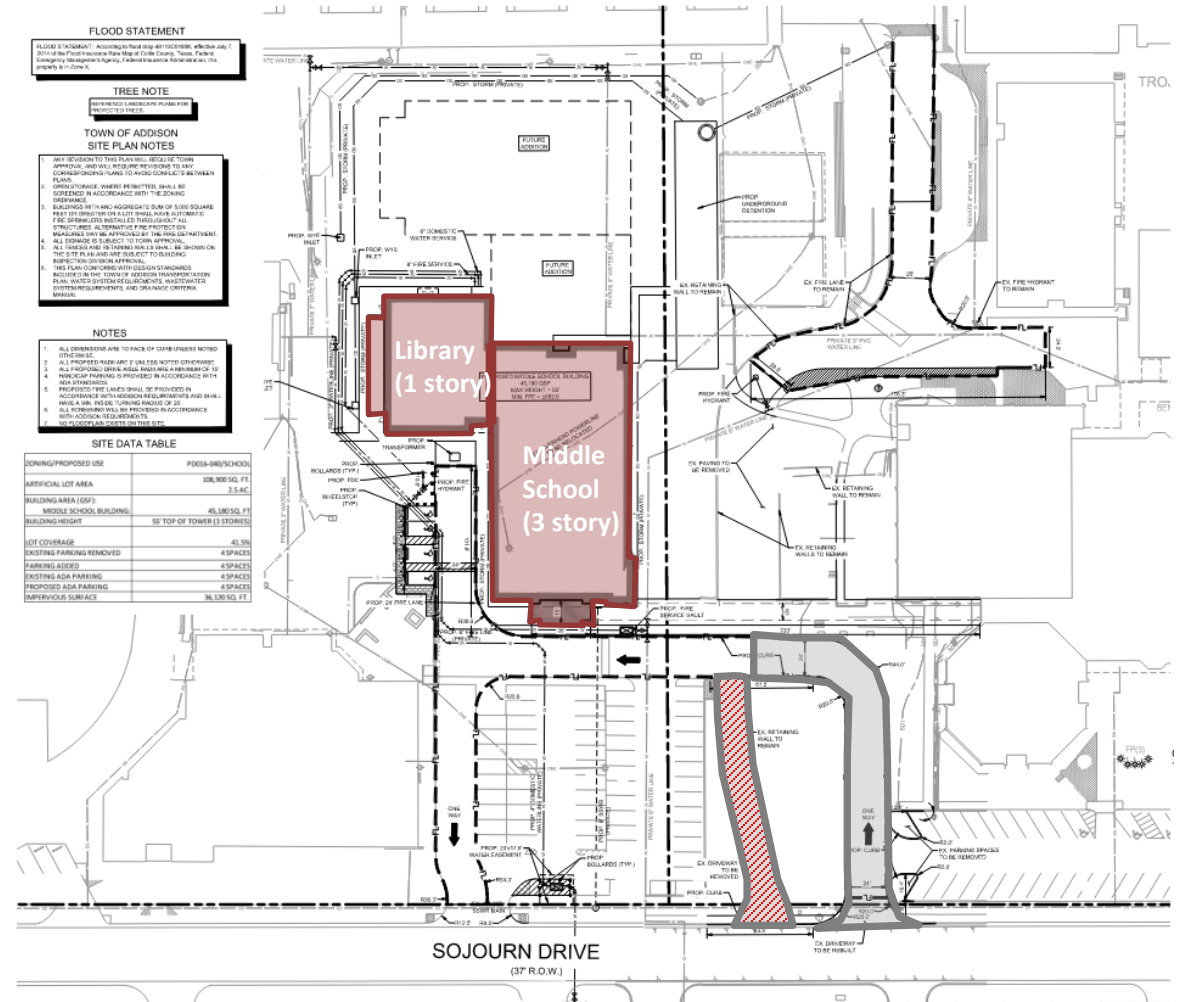


IMAGE REFLECTS IMPLEMENTATION OF PROPOSED PHASE ONLY

Case 1824-Z TCA Middle School Addition

DEVELOPMENT STANDARDS / PARKING:

Plan fully complies with lot/building/master plan dimensional standards and there is no net loss in parking

EXTERIOR FACADES:

Proposed building complies with the façade standards of PD 16-040.



04 SOUTH ELEVATION (FRONT)
1/16" = 1'-0"

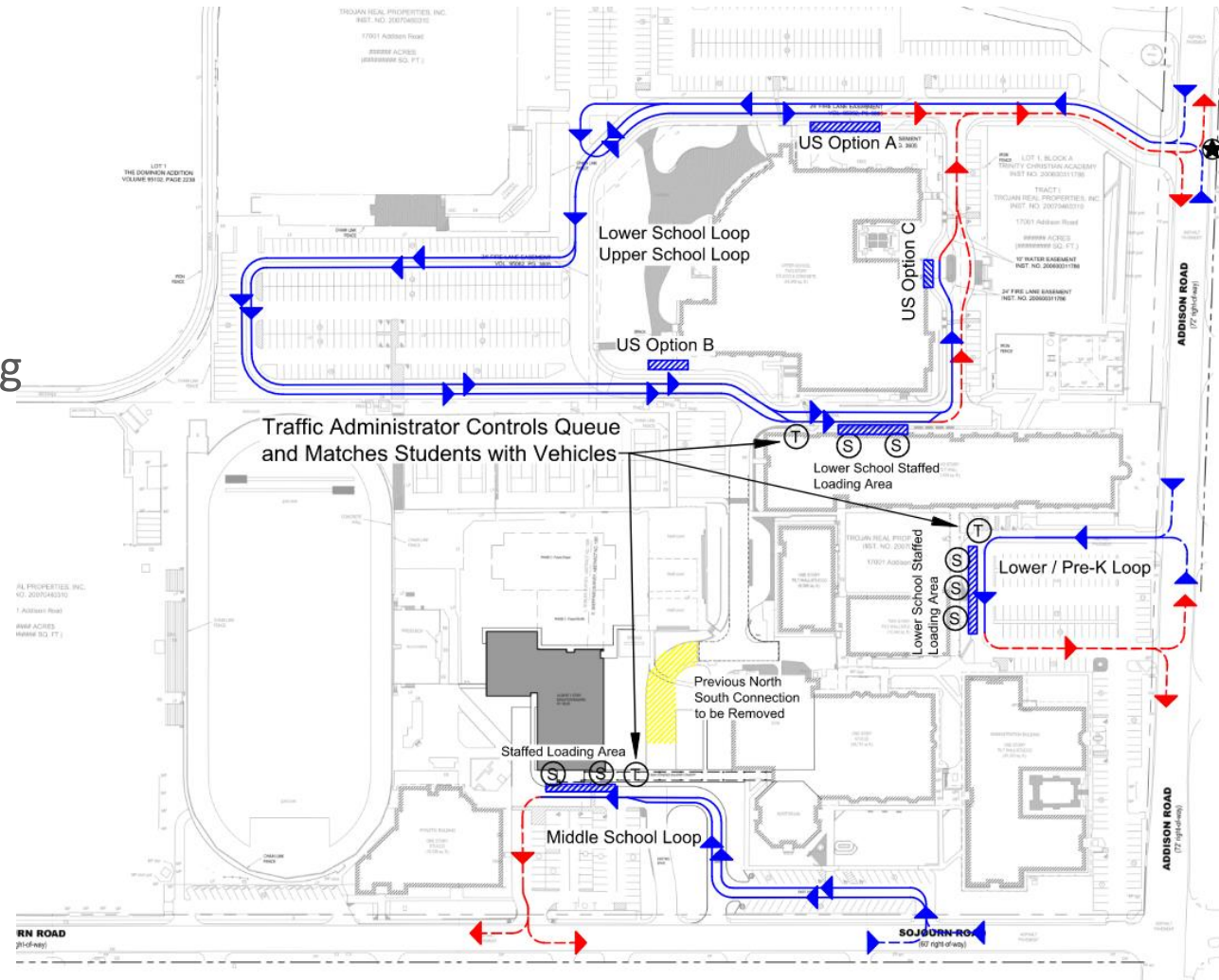
Case 1824-Z TCA Middle School Addition

INTERIM TRAFFIC MANAGEMENT PLAN:

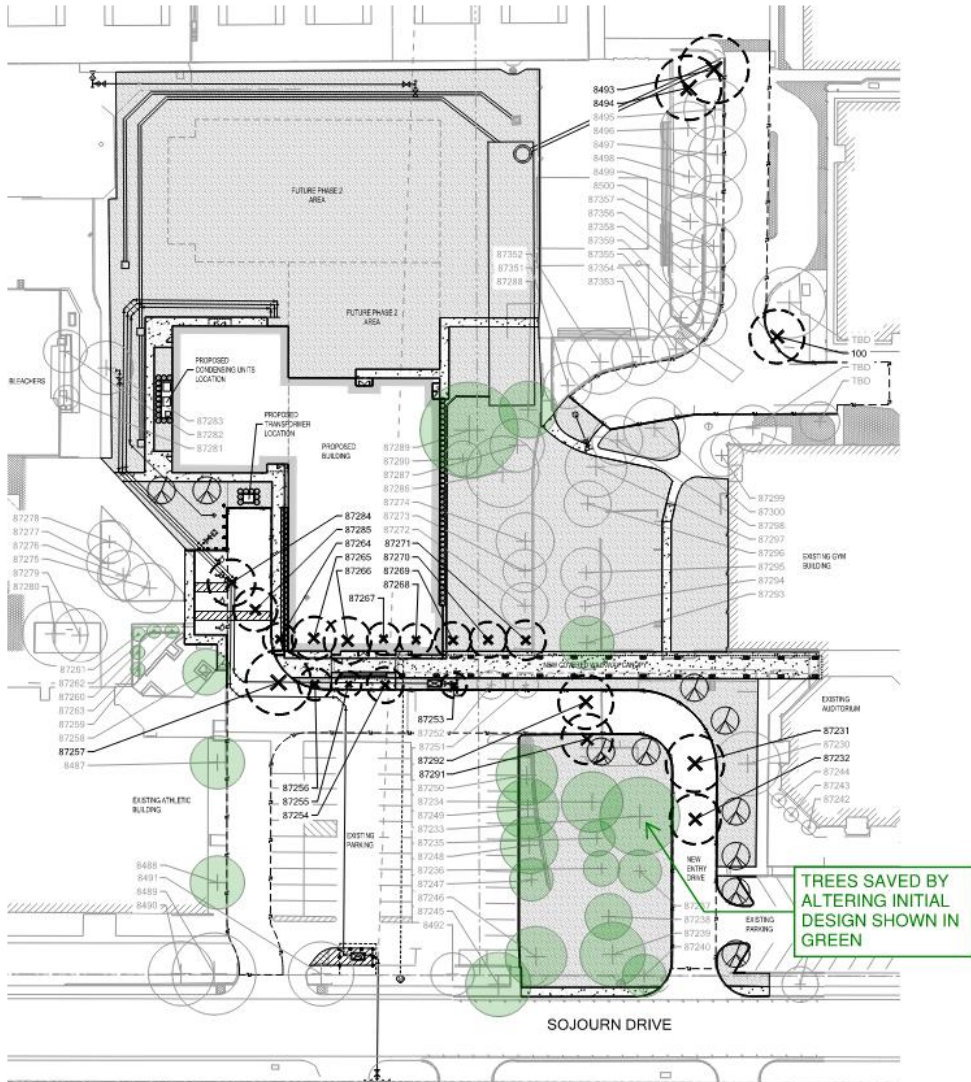
- Middle school loading to occur from Sojourn Dr
- Pre-K, Lower, and Upper School loading to occur from Addison Rd
- New layout will shift the current drop off point 400 feet to the west, improving off street stacking

PARKING ON SOJOURN:

- TCA discourages parking on Sojourn during student drop-off and pick-up periods, but does support parking on the north side of Sojourn during special events
- Future parking improvements will eliminate need for parking on Sojourn during events



Case 1824-Z TCA Middle School Addition



Tree Removal (presented to P & Z):

- 389.9 caliper inches removed
- 80 caliper inches replaced
- **309.9 caliper inches of remaining mitigation**

Typical Solution:

- Replace trees on site through new tree planting

Identified Site Constraints:

- Due to scope of Master Plan, TCA currently has limited room for replacement on site
- Wish to avoid planting in areas of future development

Case 1824-Z TCA Middle School Addition

ISSUE IDENTIFIED IN P & Z PUBLIC HEARING:

Desire to maximize on site tree replacement and to firmly define process for payment in lieu of onsite replacement

PROPOSED SOLUTION:

- Plant 7 additional 8” caliper trees within the TCA Campus
- TCA would address outstanding mitigation obligation at a rate of \$175 per caliper inch
- Payment acceptance and offsite planting to be executed by the Town of Addison Parks & Recreation Department
- Offsite replacement of remaining 254 caliper inches would occur at North Addison Park (20, 4” trees), Quorum Park (10, 4” trees), and within the streetscape of Keller Springs Parkway (34, 4” trees)

Tree Replacement TCA Middle School - Addison, Texas			
Specific Trees For Mitigation			
Tag #	Species	Caliper Inches	
87232	Live Oak	14.7 16	Caliper Inches Removed Caliper Inches Provided (2) x 8” Caliper Trees
87254	Live Oak	19.2 24	Caliper Inches Removed Caliper Inches Provided (3) x 8” Caliper Trees
87268	Live Oak	14.2 16	Caliper Inches Removed Caliper Inches Provided (2) x 8” Caliper Trees
87269	Live Oak	14.5 16	Caliper Inches Removed Caliper Inches Provided (2) x 8” Caliper Trees
87270	Live Oak	14.3 16	Caliper Inches Removed Caliper Inches Provided (2) x 8” Caliper Trees
87271	Live Oak	14.3 16	Caliper Inches Removed Caliper Inches Provided (2) x 8” Caliper Trees
87291	Live Oak	15.2 16	Caliper Inches Removed Caliper Inches Provided (2) x 8” Caliper Trees
87292	Live Oak	15.7 16	Caliper Inches Removed Caliper Inches Provided (2) x 8” Caliper Trees

RECOMMENDATION:

The proposed plans comply with the Master Concept Plan and development standards of PD O16-040.

With their approval action, the Planning & Zoning Commission did request to review TCA's revised tree mitigation plan prior to commencement of site work.

Recommend Approval, with opportunity for P & Z review of the proposed tree mitigation plan prior to commencement of site work.