

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES, OCTOBER 6, 2014**

PUBLIC HEARING AGENDA Item #11- S141001 - Site Plan - International Leadership of Texas (City Council District 6). Senior Planner Denise Thomas presented the case report and a Power Point presentation to approve a site plan to construct and operate a charter school with dormitories (boarding school). The 23.80-acre property, located at 2851 Ragland Rd., is zoned Agriculture (A) District and is within the State Highway 360 (SH 360) Overlay District. The agent is Douglas Cooper, MMA and the owners are Robert Elrich and Lola Elrich.

Mrs. Thomas stated the subject site is within an overlay district. Typically, development in an overlay district is subject to Appendix F design standards. However, schools do not always comply with the design requirements. The proposed school and dormitory do not meet the minimum requirements set forth in Appendix F. The applicant has requested exceptions to allow construction as presented. The following list of exceptions and appeals have been requested to allow the design depicted in the elevations plan:

- Additional Height – the proposed buildings exceed the maximum height requirement of 25 feet set by the zoning district dimension requirements.
- Horizontal Articulation – the proposed buildings do not provide horizontal relief as prescribed by Appendix F.
- Vertical Articulation – the proposed buildings do not provide vertical relief as prescribed by Appendix F.
- Cornice – the proposed buildings do not provide a cornice treatment as prescribed by Appendix F.
- Covered Walkways – the proposed buildings do not provide covered walkways as prescribed by Appendix F.
- Masonry Composition – the proposed buildings do not provide the 100% masonry for primary facades as prescribed by Appendix F.
- E.I.F.S. – the proposed buildings have EIFS in excess of 20%.
- Windows and Openings – the proposed buildings do not provide the minimum 25% glazing as prescribed by Appendix F.

Mrs. Thomas stated the landscape plan does comply with the landscape requirements contained in Article 8 of the UDC. The applicant is request relief from numerous requirements, they are as follows:

- Reduced Parking – the proposed site plan does not comply with the parking requirements contained in Article 10 of the UDC.
- Additional Height – the proposed buildings exceed the maximum height requirement of 25 feet set by the zoning district dimension requirements.
- Horizontal Articulation – the proposed buildings do not provide horizontal relief as prescribed by Appendix F.
- Vertical Articulation – the proposed buildings do not provide vertical relief as prescribed by Appendix F.
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- Windows and Openings – the proposed buildings do not provide the minimum 25% glazing as prescribed by Appendix F.

Mrs. Thomas stated staff is unable to recommend support due the numerous appeals/exceptions request. However, if it is the intent of the Planning and Zoning Commission to recommend approval Staff recommends the conditions recommended by the Development Review Committee be part of the approval.

Chairman Garrett noted there were no questions for staff, opened the public hearing, and asked for speakers.

Brian Huffaker with the Charter Fund School, 855 W. Broad Street, 3300, Boise Idaho, was present representing the case and to respond to questions from the Commission. Mr. Huffaker gave a presentation of their proposed project, asking the Commission to grant their original building designed. Mr. Huffaker stated this school would charter about 100 Chinese students coming from China to learn the American culture therefore the dormitories are needed to house the students.

Chairman Garrett asked if they have other similar school in the area.

Mr. Huffaker replied yes one in Garland.

Commissioner Johnson asked if their school in Garland was to capacity, and if there was a break down in grade levels that provide schooling to the Chinese students.

Mr. Huffaker stated the school is about 60% full at this time most of the students are freshman and sophomore students.

Commissioner Spare asked if the reason they would prefer to build their original design was due to economics.

Mr. Huffaker replied yes, it would be a cost savings.

Commissioner Moser asked if an economic study has been conducted on these types of schools, and where are the American students coming from.

Mr. Huffaker replied no there has not been any studies conducted the American students would come from this area.

Commissioner Womack asked if the students would be paying extra to live in the dorms, and would they provide the students with a cafeteria and laundry facilities.

Mr. Huffaker replied the students would pay a tuition fee to attend the school they would be provided with a kitchen to be utilized as a serving and warming area with free laundry facilities.

Eddie Conger with International Leadership of Texas, 2085 Garden Crest Drive, Rockwall, TX stepped forward in support of the request. Mr. Conger stated his master is in public education, these students would master in learning three languages, Chinese, Spanish, and the English language.

Commissioner Johnson said parking is a concern, what is their quality of life, would meals be provided for the students.

Mr. Conder stated most of the students would be freshman's, but are open to all students. The students would be provided three meals a day, their rooms would have a little kitchen area without a stove for safety reasons. The students would be shuttled to different events, local malls, and other outings.

Commissioner Gray asked if all of the students would be learning all three languages.

Mr. Conder replied yes, and the Chinese students would also teach their language to other students.

Commissioner Moser asked where the Chinese students would be coming from.

Mr. Conger replied the People's Republic of China. He stated the Chinese students parents would be paying anywhere from 28K to 40K per student to attend their school.

Commissioner Moser asked if the charter school was affiliated with any religious association.

Mr. Conger replied no they are not affiliated with any religious organization.

Chairman Garrett noted two speaker cards submitted in support of this request.

Douglas Cooper, 200 E. Abrams Street, Arlington, TX  
Jason Kotter

Commissioner Moser asked staff about the applicant wanting to construct the facility to their own standards.

Mrs. Thomas stated the applicant's original submittal did not meet the S.H. 360 Overlay District requirements, but staff is in support of the elevations presented.

Chairman Garrett asked if staff had any concerns with the traffic along Ragland Road.

Daon Stephens with Transportation Services replied no there are no concerns with the traffic along Ragland Road.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and recommend approval of case S141001, granting the applicants requested appeals and the conditions recommended by the Development Review Committee. The action and vote being recorded as follows:

Motion: Moser

Second: Gray

Ayes: Arredondo, Garrett, Gray, Johnson, Moser, Spare, and Womack

Nays: None

Approved: **7-0**

Motion: **carried.**