

CITY OF BUNKER HILL VILLAGE
CITY COUNCIL
Agenda Request

Agenda Date: September 15, 2020

Agenda Item No: V - A

Subject/Proceeding: A PUBLIC HEARING WILL BE HELD REGARDING A REQUEST FOR A SPECIFIC USE PERMIT FOR THE RECONSTRUCTION OF BUNKER HILL ELEMENTARY SCHOOL LOCATED AT 11950 TAYLORCREST

CONSIDERATION AND POSSIBLE ACTION REGARDING A WRITTEN RECOMMENDATION TO THE CITY COUNCIL CONCERNING A SPECIFIC USE PERMIT FOR THE RECONSTRUCTION OF BUNKER HILL ELEMENTARY SCHOOL LOCATED AT 11950 TAYLORCREST

Exhibits: Ordinance and Exhibits
Memo to City Council
Summary of Public Comments

Clearance: Steve Smith, Director of Public Works/Building Official
Karen Glynn, City Administrator

Executive Summary

Spring Branch Independent School District has submitted a request for a Specific Use Permit to redevelop Bunker Hill Elementary School at 11950 Taylorcrest and to continue the existing educational uses at the location. The school is currently schedule for reconstruction per the District's approved 2017 Bond Referendum.

The Planning and Zoning Commission discussed the application at a workshop on July 7, 2020. In addition, a public hearing was held at the Commission Meeting on August 12, 2020. Most comments included traffic and pedestrian access concerns in addition to lighting, drainage and overall plan for the site. Taking into account the comments from the public and the commission, this application and the attached ordinance were recommended to the City Council for approval at the Planning and Zoning Commission Meeting on August 12, 2020. The attached recommendation and Ordinance has been developed to present to the public and the City Council for comment and action.

Background

Bunker Hill Elementary School is located at 11950 Taylorcrest. Bunker Hill Elementary School was constructed in 1956. The School was annexed into the City at the request of Spring Branch Independent School District (SBISD) in December 1956 and has continued to operate at this location since that time. There is no Specific Use Permit for the site.

The Specific Use Process for the City has evolved over the years. Educational Facilities were added to the list of uses in 2011.

ANALYSIS

The purpose of the SUP process and regulations is to allow the proper integration of uses which may be suitable only in specific locations within the City.

As stated in the Code of Ordinances, before any specific use is permitted in the applicable zoning district, a report from the Planning and Zoning Commission must be directed to the City Council accompanied by the Commission's recommendation for approval or denial. The report shall include, but need not be limited to, the following:

- A. *Ingress and egress*: Ingress and egress to the property and proposed structures thereon, with particular reference to automobile and pedestrian safety and convenience, traffic flow and control, and access in the event of fire or other catastrophe.
- B. *Off-street parking*: Off-street parking and loading areas where required, with particular attention to the items set forth in subsection A of this section, and the economic, noise, glare, and other effects of the specific use on adjoining properties and other properties generally in the district and city.
- C. *Service area*: Refuse and service areas, with particular reference to the items set forth in subsections A and B of this section.
- D. *Utilities*: Utilities include water and wastewater with reference to location, availability, and compatibility.
- E. *Drainage*: Drainage plans proposed to meet requirements of the city's drainage ordinance and criteria manual.
- F. *Screening and buffering*: Screening and buffering, either or both, with reference to type, dimensions, and character.
- G. *Signs and lighting*: Sign location and size, proposed exterior lighting with reference to glare and traffic safety and compatibility and harmony with adjacent property and other properties generally in the district and city.
- H. *Trees, yards and open spaces*: Landscaping and required yards, open spaces, and building setback lines.
- I. *Compatibility*: General compatibility with adjacent properties and other properties in the district and city.
- J. *Conformity*: The conformity of the proposed use with the requirements and intent of this ordinance and the comprehensive plan of the city.

The purpose of the SUP Process is to look at individual sites on a case by case basis and determine if the proposal would negatively impact adjacent properties and the City as a whole.

The SUP Process provides for conditions to be included to ensure specific concerns are addressed for the various factors.

CONCLUSION

The purpose of the SUP Process is to look at individual sites on a case by case basis and determine if the proposal would negatively impact adjacent properties and the City as a whole.

Bunker Hill Elementary has been in operation since the City annexed the property. The proposed ordinance includes continuing this use and reconstruction of the site.

The SUP Process provides for conditions to be included to ensure specific concerns are addressed for the various factors. These are outlined in the proposed Ordinance.

ORDINANCE NO. 20 - 533

AN ORDINANCE OF THE CITY OF BUNKER HILL VILLAGE, TEXAS, AMENDING APPENDIX "A" OF THE CODE OF ORDINANCES OF THE CITY, SAME BEING THE COMPREHENSIVE ZONING ORDINANCE OF SAID CITY, BY GRANTING A SPECIFIC USE PERMIT TO THE SPRING BRANCH INDEPENDENT SCHOOL DISTRICT, AUTHORIZING THE RECONSTRUCTION OF BUNKER HILL ELEMENTARY SCHOOL CAMPUS AT 11950 TAYLORCREST FOR EDUCATIONAL PURPOSES; PROVIDING FOR REPEAL; PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.

WHEREAS, Section 8.02 of Appendix "A: of the Code of Ordinances of the City of Bunker Hill Village, Texas, said Appendix "A" being the comprehensive zoning ordinance of said City, permits the construction and use of educational facilities only pursuant to a specific use permit granted in accordance with Article VIII of said Appendix "A"; and

WHEREAS, The Spring Branch Independent School District has applied for a specific use permit for the construction and use of educational facilities on its premises located within said City, in accordance with the plan attached hereto as Exhibit "A" and made a part hereof; and

WHEREAS, the Planning & Zoning Commission of said City, after notice and hearings as required by law, has recommended that the City Council grant the specific use permit; and

WHEREAS, the City Council, following notice and hearing as required by law, concurs with the recommendation of the Planning & Zoning Commission that such specific use permit should be granted; now, therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BUNKER HILL VILLAGE, TEXAS:

Section 1. A specific use permit authorizing construction and use of an educational facility, to be located on the premises of the Spring Branch Independent School District, 11950 Taylorcrest, Bunker Hill Village, Texas, is hereby granted in

accordance with the plans attached hereto as Exhibits “A1 – A6c” and in accordance with and subject to the special terms and conditions set forth in Section 2 of this Ordinance. Said Exhibits “A1 – A6c” are made a part of this Ordinance for all purposes.

Section 2. The granting of the Specific Use Permit as set forth in Section 1 above is subject to the following additional terms and conditions:

A. Signage

The proposed signage is shown on Exhibit B. The sign lighting grid shall be a monochromatic, subdued color, such as amber or other color approved by the Director of Public Works/Building Official, and shall not strobe, blink, or move or create a glare or impede traffic.

The sign shall not be turned on outside the specified hours of operation. The specified hours of operation shall be 7:00 a.m. to 9:00 p.m.

B. Traffic Plan

Any negative impact to Strey Lane or Taylorcrest shall be prohibited and unlawful; all stacking of vehicles shall be on the property, as proposed in the parking and traffic plan as shown in Exhibit C-2. Off-Site Pedestrian Access for Taylorcrest and Strey Lane is shown in Exhibit C-1.

C. Lighting

The proposed lighting of driveways, the parking lot, and buildings is shown on Exhibit D in accordance with the City’s standards. Any future exterior lighting shall require an amendment to the Specific Use Permit.

D. Other Matters.

Spring Branch Independent School District shall comply with all building regulations and other ordinances of the City.

Section 3. Repeal. All ordinances or parts of ordinances inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed.

Section 4. Penalty. Any person who shall intentionally, knowingly, recklessly or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$2000. Each day of violation shall constitute a separate offense.

Section 5. Severability. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Bunker Hill Village, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

PASSED, APPROVED, AND ADOPTED this 15th day September, 2020

Robert P. Lord, Mayor

ATTEST:

Karen H. Glynn, Acting City Secretary

Specific Use Permit – Ordinance No.
Bunker Hill Elementary School
11950 Taylorcrest
For Educational Purposes
August 2020

Exhibit A – 1

SPECIFIC USE
PERMIT

Existing Conditions / Site Constraints



Site Plan

Functional Relationships

Entry Drives: Parent Drop-off, Visitor Entry + Bus Drop-Off

Parking: Visitor, Staff, Service

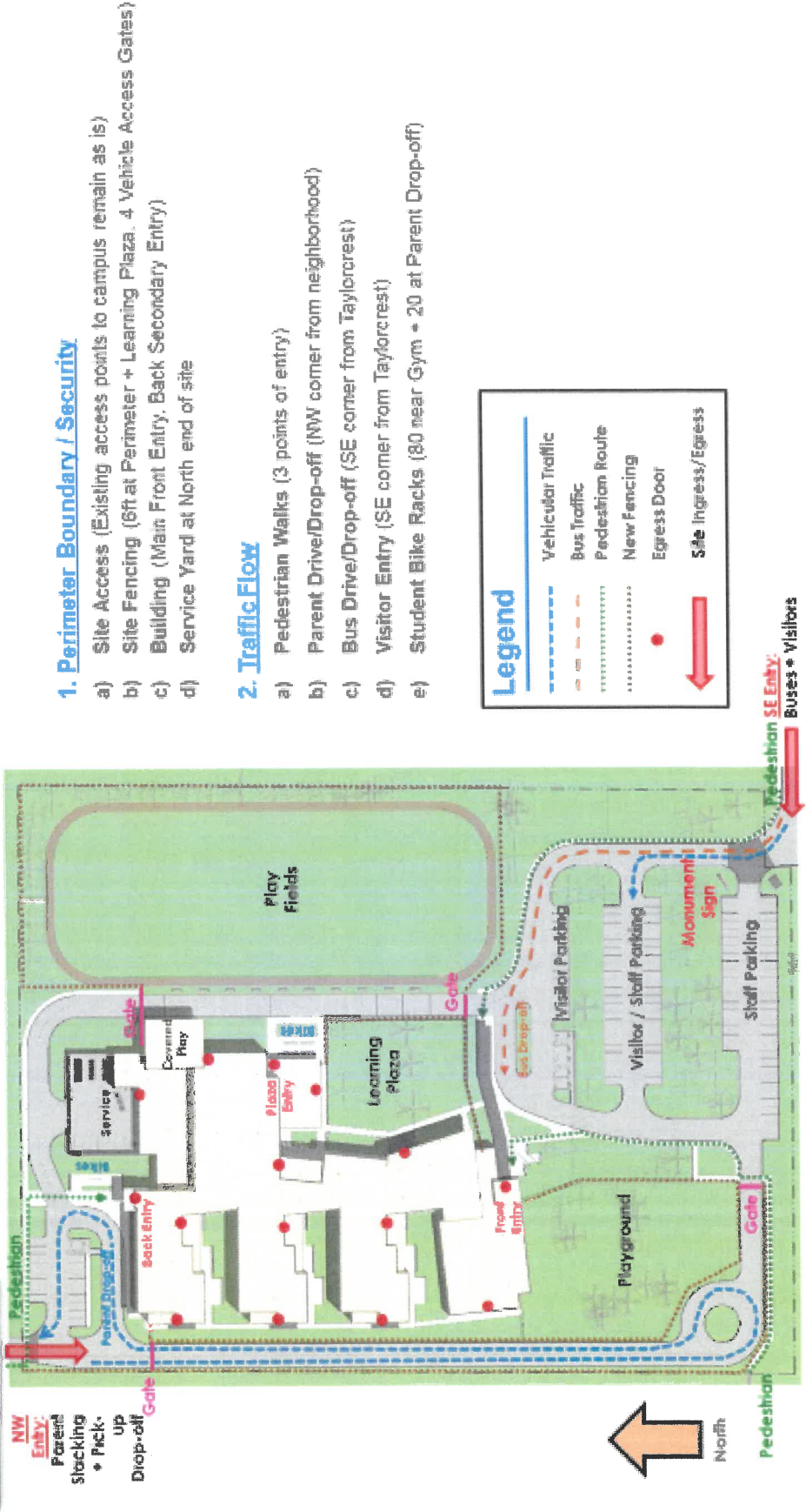
Outdoor Play: Covered Play, ¼ Mile Track, Fields

Specific Use Permit – Ordinance No.
Bunker Hill Elementary School
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Exhibit A - 2

Bunker Hill ES Proposed Site Plan

SPECIFIC USE PERMIT

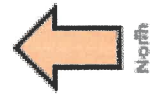


1. Perimeter Boundary / Security

- Site Access (Existing access points to campus remain as is)
- Site Fencing (5ft at Perimeter + Learning Plaza. 4 Vehicle Access Gates)
- Building (Main Front Entry, Back Secondary Entry)
- Service Yard at North end of site

2. Traffic Flow

- Pedestrian Walks (3 points of entry)
- Parent Drive/Drop-off (NW corner from neighborhood)
- Bus Drive/Drop-off (SE corner from Taylorcrest)
- Visitor Entry (SE corner from Taylorcrest)
- Student Bike Racks (80 near Gym + 20 at Parent Drop-off)



SE Entry:
 Pedestrian
 Buses + Visitors

Specific Use Permit – Ordinance No.
Bunker Hill Elementary School
11950 Taylorcrest
For Educational Purposes
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Exhibit A - 3



Specific Use Permit – Ordinance No.
Bunker Hill Elementary School
11950 Taylorcrest
For Educational Purposes
August 2020

Exhibit A - 4

SPECIFIC USE PERMIT
BHE Storm Detention



Legend

- 60" + Storm Pipe
- 8"-36" Storm Pipe

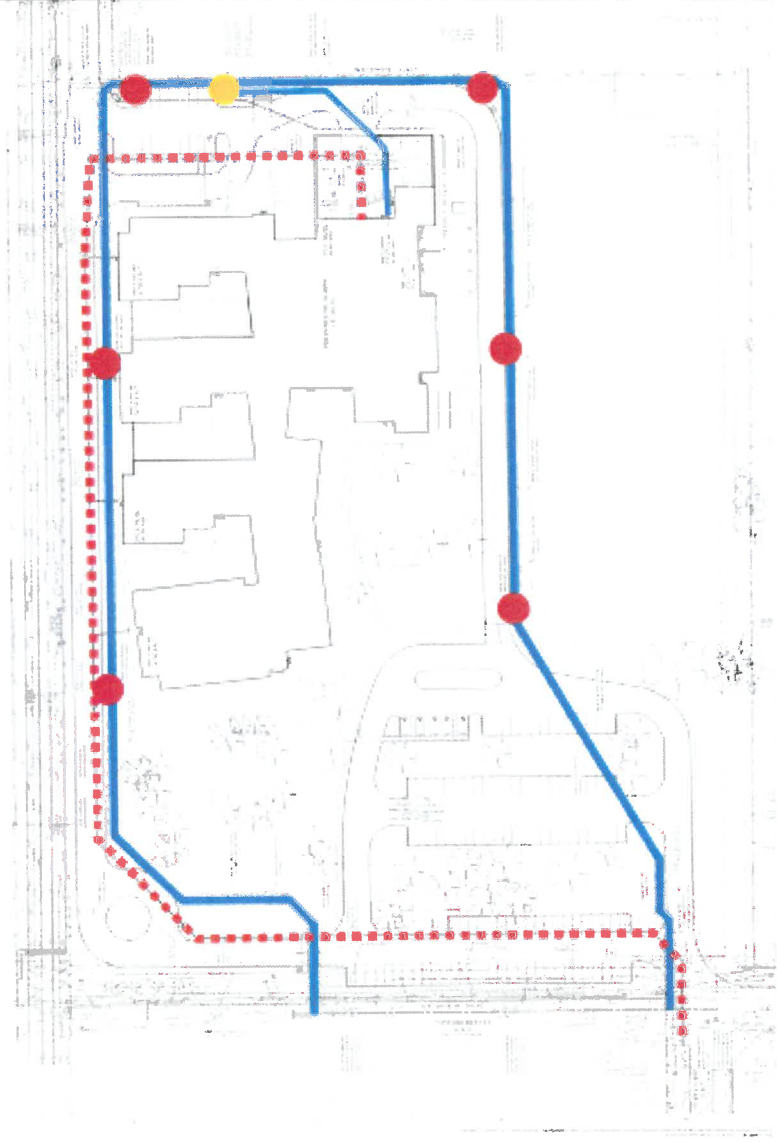
PRELIMINARY
Pending Public
Works approval

Specific Use Permit – Ordinance No.
Bunker Hill Elementary School
11950 Taylcrest
For Educational Purposes
August 2020

Exhibit A - 5

SPECIFIC USE
PERMIT

BHE Utility Connections



Legend

- New Public Water Loop
- Sanitary
- Proposed Fire Hydrants
- Proposed Meter

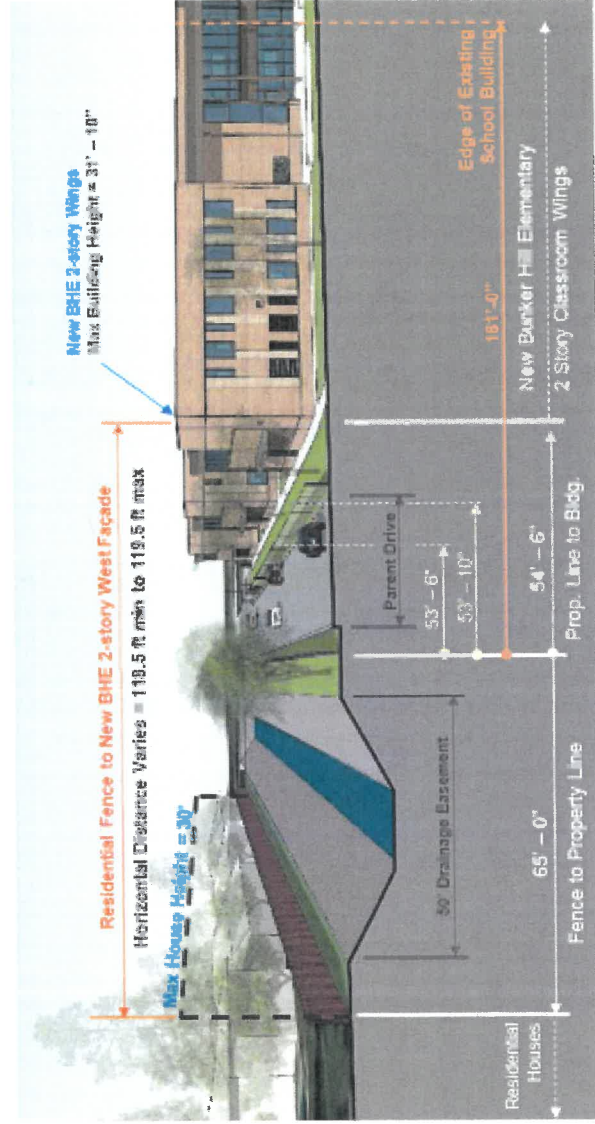
**PRELIMINARY
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Specific Use Permit – Ordinance No.
Bunker Hill Elementary School
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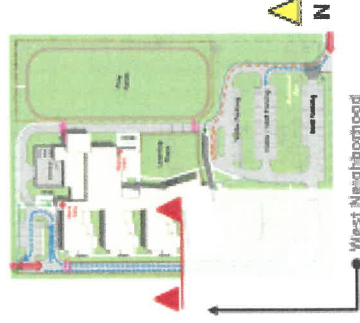
Exhibit A – 6a

SPECIFIC USE PERMIT

BHE WEST SITE SECTION



Section Location



Site Section Diagram illustrates site context critical dimensions of new BHE in relation to the West Neighbors:

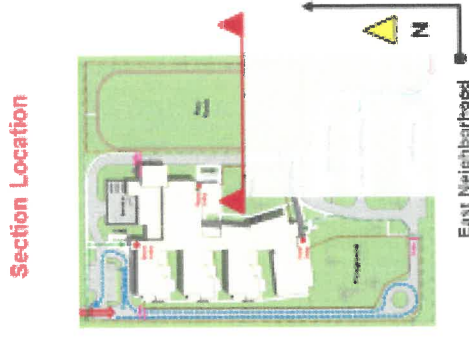
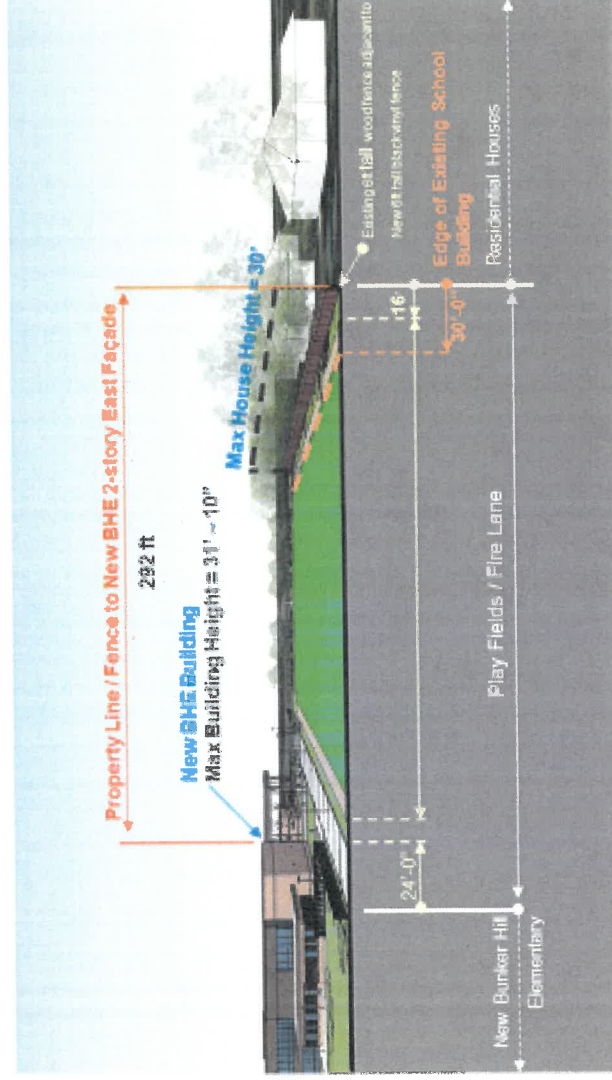
- Horizontal Distance:** Ranges from 118.5 to 119.5 ft at the new BHE 2-story Classroom Wing
 - 65' - 0" Total horizontal distance from Residential Fence to west BHE Property Line includes the 50ft drainage easement
 - Horizontal distance of 2-story portion New BHE west facade varies in its location from west BHE property line.
 - West Residential Houses vary in horizontal location from each respective fence that borders the drainage easement.
- Vertical Building Height:** Maximum Building Height of 31' - 10" from first floor level to top of new 2-story portion of the new BHE Building
 - West Residential Houses vary in height (1 & 2-story)

Specific Use Permit – Ordinance No.
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 August 2020

Exhibit A – 6b

SPECIFIC USE
 PERMIT

BHE EAST SITE SECTION



Site Section Diagram illustrates site context critical dimensions of new BHE in relation to the East Neighbors:

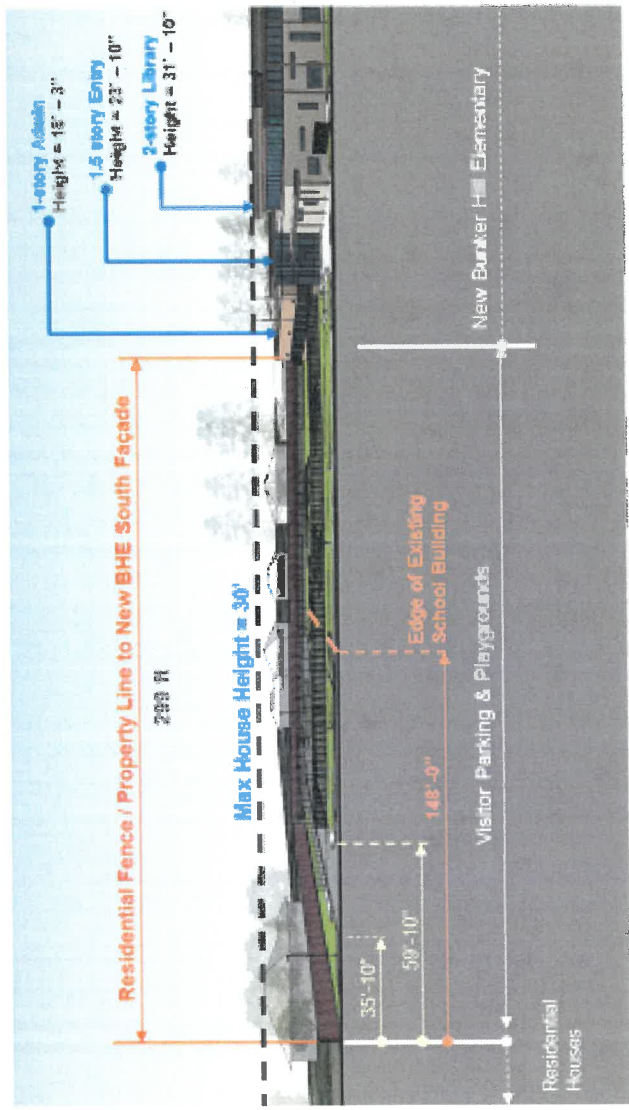
- Horizontal Distance: 292 ft from **East Property line / Residential Fence to East façade of New 2-story Building**
- + 16' - 0" Total horizontal distance from Residential Fence to turning track
- Vertical Building Height: **Maximum Building Height of 31' - 10"** from first floor level to top of new 2-story portion of the new BHE Building
- + West Residential Houses vary in height (1 & 2-story).

Specific Use Permit – Ordinance No.
 Bunker Hill Elementary School
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 For Educational Purposes
 August 2020

Exhibit A – 6c

SPECIFIC USE PERMIT

BHE SOUTH SITE SECTION



Section Location



Site Section Diagram illustrates site context critical dimensions of new BHE in relation to the South Neighbors:

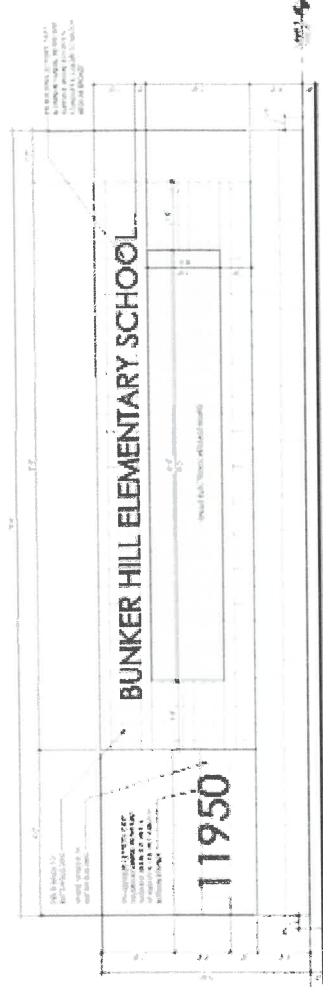
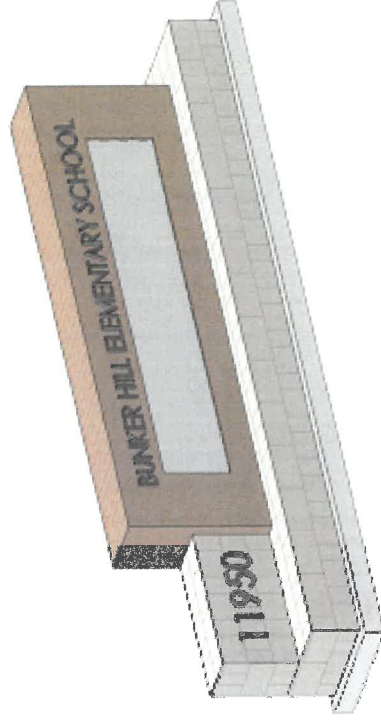
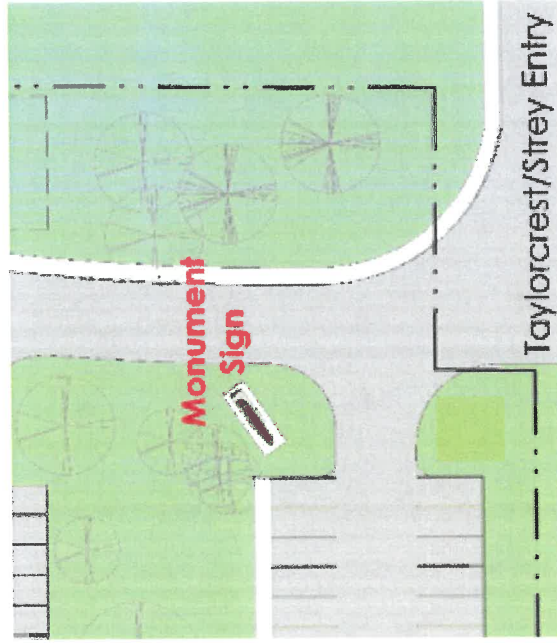
- Horizontal Distance:** 299 ft from Residential Fence to South Building Facade
- 35' - 10" Total horizontal distance from Residential Fence to South Vehicular Drive
- Vertical Building Height:** Maximum Building Height of 31' - 10" from first floor level to top of new 2-story portion of the new BHE Building.
- West Residential Houses vary in height (1 & 2-story)

Specific Use Permit – Ordinance No.
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Exhibit B

BHE MONUMENT SIGN

SPECIFIC USE PERMIT



Single Sided Digital Marquee

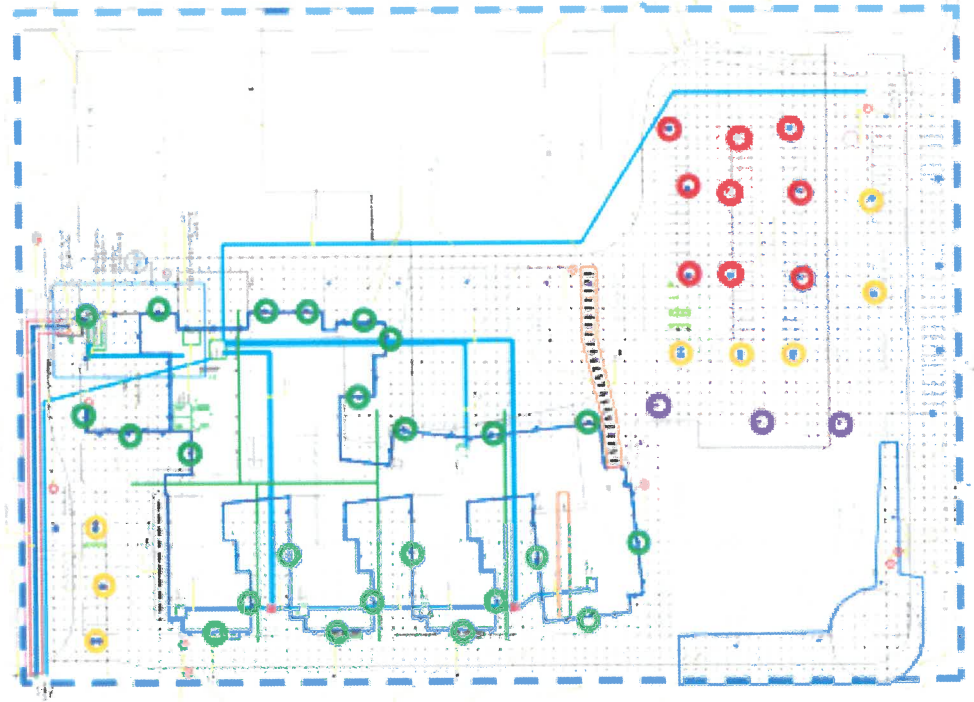
- Programmed for operation at allowable hours
- Static Display
- Masonry surround to match exterior building materials

Specific Use Permit – Ordinance No.
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Exhibit D

SPECIFIC USE
PERMIT

BHE SITE LIGHTING



Property Line

- SPT: Single Head LED Pole Mounted Light
- SP2: Double Head LED Pole Mounted Light
- SP3: 42" H LED Light Bollard
- WP: LED Wall Sconce

Property Line Light Levels:

- West Property Line: Less than 0.5 Footcandles
- South Property Line: Less than 0.5 Footcandles
- East Property Line: 0 Footcandles
- North Property Line: Less than 0.5 Footcandles

MEMORANDUM

TO: MAYOR AND CITY COUNCIL

**FROM: WILLIAM PURIFOY, CHAIRMAN, PLANNING & ZONING COMMISSION
CATHERINE WILE, VICE CHAIRMAN, PLANNING & ZONING COMMISSION**

**RE: WRITTEN RECOMMENDATION TO THE CITY COUNCIL REGARDING A
REQUEST FOR A SPECIFIC USE PERMIT FOR THE RECONSTRUCTION OF
BUNKER HILL ELEMENTARY SCHOOL LOCATED AT 11950 TAYLORCREST**

DATE: August 12, 2020

The Commission presents the following Final Report and Recommendation of the Planning and Zoning Commission to the City Council for consideration.

The Planning and Zoning Commission, having met on July 7, 2020 at 11:30 a.m., reviewed a request by Spring Branch Independent School District for a Specific Use Permit to redevelop Bunker Hill Elementary School at 11950 Taylorcrest and to continue the existing educational uses at the location. The Commission gave direction to the applicant during this workshop item.

A Public Hearing was held before the Planning and Zoning Commission regarding this request on August 12, 2020. All interested parties had the right and opportunity to appear in person or via Zoom. All property owners within 200 feet of the property were also notified by letter. There were four (4) individuals who spoke at the hearing. Mr. and Mrs. Steve Roach also provided written comments via email. These were provided to the Commission.

After the public hearing closed, the Commission discussed this item in detail. Several edits were recommended to the draft ordinance to further clarify expectations and the exhibits. The Commission voted 6 – 0 to recommend that the City Council approve the Specific Use Permit with these revisions.

**CITY OF BUNKER HILL VILLAGE
PLANNING AND ZONING COMMISSION
TUESDAY, AUGUST 12, 2020 AT 11:30 A.M.
*Summary of Public Comments***

**A PUBLIC HEARING REGARDING A REQUEST FOR A SPECIFIC USE PERMIT
FOR BUNKER HILL ELEMENTARY SCHOOL FOR EDUCATIONAL PURPOSES**

The following people had questions or made comments:

Stan Cooper who resides at 8 Rain Hollow Place had the following comments/questions:

1. There is a swell below the underground surface draining flowing from North to South. Will that continue to be the same?
2. He has pavers which allow drainage to flow underneath. Will he be able to continue to use the pavers to walk across the drainage?

Elaine and Steve Roach who reside at 1 Huntington Park Court had the following comments/questions:

1. How will the lighting compare with the current lighting going across the lot line across the street at the intersection of Strey Lane and Taylorcrest?
2. How will construction traffic be managed?
3. How will sanitary hookups effect neighboring homeowners?
4. They do not want on-campus drop off to be on the South side as it creates safety problems for the children.
5. They would like to keep the entry point as it currently is for pedestrian access coming North on Strey Lane.
6. They had concerns about the two-story structure but appreciate the efforts of the design team to scale it back and not create a cookie cutter building. They would appreciate seeing a rendering of what it would look like from the middle of intersection of Taylorcrest and Strey Lane.
7. They worry that the parking ordinance is not being enforced.

Additionally, Mr. & Mrs. Roach submitted the following questions via e-mail which were forwarded to the Commissioners:

1. How does the height compare with Frostwood, which seems massive. Frostwood is on a busy corner and not surrounded by homes; Bunker Hill Elementary is nestled into a neighborhood with residences on all four sides, and so, hopefully, has been scaled back to fit in. Frostwood has residences in only 1 side and most of those do not abut the school property.
2. How far is the closest point of the new building from the Taylorcrest and Strey intersection, and how does it compare to the current building's closest point? And, what are the current and new building heights at that point? How visible is the new building versus the current one, given the different height and mass?

3. Will the existing trees on the property, especially those on the south side, all be preserved? What is the plan and requirements for trees and other planting that can help screen noise and shield the building size?
4. How does the number of lights, their intensity, and height compare to the current lighting? Lighting is good, for safety and security, but we are concerned that the new lighting plan may be more obtrusive to the neighborhood.
5. With a seemingly larger impermeable footprint due to increased parking lot size, how will the storm water detention and management compare with the current school?
6. When would construction start and end?
7. How will construction trucks access the site? Access from the north would be much less disruptive to the neighborhood, being closer to the freeway, etc.

Carol Sandvick who resides at 12011 Taylorcrest Court had the following questions/comments:

1. Her cul de sac has long been used as a drop off for the school. She would like the Ordinance that exists regarding parking be extended to the smaller streets as well.
2. What will the hard surface to permeability area be as opposed to how it currently is?
3. What will the lighting be like from the South? She would like to see a rendering.
4. How will construction traffic be managed?
5. She would like to see a rendering of the intersection at Taylorcrest and Strey Lane. It's very vague what option number 4 will do to her cul de sac. How will readjusting the radii of intersection impact her street?

Harlow Farmer who resides at 679 Strey Lane had the following comments/questions:

1. He echoes the previous comments/questions and would like for all answers to be sent to everyone who spoke at the public hearing.
2. Will lights at school be on all the time or is there a way to have them turned off at night at a reasonable time after all school activities have ended?
3. Would like drop-off to be moved to campus only.
4. Would like there to be some motivation to reduce traffic or at least the idling of cars during drop-off and pick-up.
5. What is the stop bar that is going to be added in lane on Taylorcrest Court at the southeast intersection?
6. Will the playing fields be restricted to public when not in use by school?

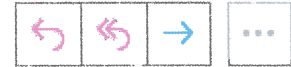
Follow-up Points to Wednesday's Session on Bunker Hill Elementary ...



roachsf@aol.com

To: Karen Glynn

Cc: 'Elaine Roach'; Steve Smith



8/13/2020

Thank you for conveying our questions to the committee yesterday morning, Karen. Elaine and I thought the meeting went well, and we appreciate the efforts of SBISD to be good neighbors, and the expressed desire of City of Bunker Hill Village officials, the Planning and Zoning Committee, and the City Council representative to look out for the residents' interests and public safety.

We would be grateful if you could consider the following points, and pass them to the relevant people in SBISD, the Committee, and/or the City for action:

1. Could you please make a copy of the exhibits used in the meeting available on the Bunker Hill City website? It looked like there were a few new one not in the original packet online, and some of the meeting materials were of better quality than the pre-meeting online materials.
2. Drawings or pictures of the building elevations as seen from the south lot line and the middle of the intersection of Strey Lane and Taylorcrest would be appreciated to help better visualize how it will look. At least two people requested it, but I did not hear a commitment to provide them when recapping.
3. Similarly, we asked what height the new lights in the drive and parking lot would be, relative to the existing lights. We can see two existing lights from our back yard. There are more than double new lights, so we would like to confirm that they will be lower than the current lights. (I know a general comment was made that the light intensity is very low at the property perimeter; but that doesn't eliminate lights being visible if they are high or insufficiently hooded and shine sideways.)
4. We think it would be in the best interest of walkers and bikers, as well as through traffic, for the city to push back more on the issue of crosswalk placement at the south campus entry. SBISD said they would reconsider their plan, and we think it is in the City's best interest as well. The new plan funnels north-bound children walking on Strey Lane to cross both Strey and Taylorcrest, two busy streets, rather than Taylorcrest Court and a campus driveway (no busy streets) which is the current case. Crossing two busy-traffic streets actually increases risk to the children. It would also be a greater disruption to the "through" traffic turning left from Taylorcrest and right from Strey causing further delays at a very busy time of day.

5. Thank you for acknowledging and supporting the residents on streets adjacent to the school regarding the issue of residential street drop-off and parking. The safety issues for the children (which we've witnessed, as voiced in the Council meeting), are quite real. SBISD has transferred a risk to the City, and increased it. This is also inconvenient to the residents of those streets, with driveways at times being blocked, etc. We agree with the traffic plan drawn up, and thought the comment by the SBISD engineer about the school letting a late-running parent drop a child off in the parking lot on a one-off basis was a positive step. This issue would need to be discussed with SBISD and the principal, by the City, invoking mutual cooperation. In any case, more enforcement of existing parking ordinances by the City is crucial, at least for the first few weeks while new school year habits are forming. Periodic follow up enforcement "reminders" are also crucial for success..

6. Lastly, by copy to Steve, our property is on the same electricity circuit as the existing school; it is the only house, we were told. Could you please either alert your engineering counterpart at SBISD or provide me the name and contact info, so they are aware and can ensure that their work with Center Point to install, transition, cutover, etc. takes our situation into account? We didn't want to get the meeting bogged down with a one-off issue, but it is important to ensure they can proactively work with the utility so that we don't have any disruptions of service.

Thank you again, Karen.....

Elaine and Steve Roach