



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: August 13, 2019

Reference: Consider approval of an ordinance for PD-224R2-HC (Planned Development 224 Revision 2-Highway Commercial), to revise the Concept Master Plan and attach a Detail Site Plan to permit a 146,655 square foot building expansion in conjunction with Construction Education Foundation (CEF) on approximately 34.8 acres of property located on the southwest corner of Royal Lane and Sandy Lake Road; and authorizing the Mayor to sign.

2030: Community Wellness and Enrichment

Executive Summary:

This request is to revise the Concept Master Plan and attach a Detail Site Plan for Dallas County Community College District to permit a 146,655 sf (includes exterior canopy) expansion for North Lake College in conjunction with the Construction Education Foundation (CEF) on approximately 34.8 acres.

Introduction:

Concept Master Plan

The Concept Master Plan identifies future phases which contain additional buildings and a parking garage. Construction of future phases will be subject to future plan review and compliance with the regulations in place at that time.

Planned Development (PD)

The proposed building will be home to the construction sciences and will include three lab rooms and an outdoor lab and 27 indoor classrooms, and additional offices for staff. An additional 117 parking spaces will be constructed just south of the existing, along Royal Lane. A technical variance was approved to allow for more than 50% of parking in the front yard. The proposed building will be located south of the existing building closer to the SH 121 frontage road. Overall, the building is 81% masonry, with both the north (92%) and south (82%) elevations exceeding the 80% masonry requirement. The District is requesting some relief on the east and west elevations, which calculate slightly below the required 80% amount of masonry (75% and 66% respectively).

Analysis:

On July 9, 2019 the City Council approved this rezoning request from PD-224R-HC to PD-224R2-HC

On June 20, 2019 the Planning and Zoning Commission recommended approval of PD-224R2-HC, Northlake College North Campus, subject to the following conditions:

1. Master Concept Plan Conditions:
 - a. At the time of Detail Site Plan approval for the remaining acreage, the plans shall meet all development code requirements unless specifically varied at that time.
 - b. There shall be a coherent architectural theme and Detail Site Plans shall include elevation facades to assure architectural compatibility.
2. Detail Plan – Construction Science Building:
 - a. Approval of the of the variances to the masonry veneer requirements and the location of more than 50% of the parking in the front yard along Royal Lane.
 - b. All signs shall be compliant with the Sign Ordinance.
 - c. Gas tank enclosure area shall be well ventilated, have a canopy over the top and shall have a temperature gauge.
 - d. No outside storage shall be permitted.

Legal Review:

This was reviewed by the city attorney.

Fiscal Impact:

None

Recommendation:

The Planning Department recommends approval

Attachments:

1. Ordinance
2. Exhibit A – Legal Description
3. Exhibit B - Narrative
4. Exhibit C - Parking letter
5. Exhibit D - Conceptual Master Plan
6. Exhibit E - Detail Site Plan
7. Exhibit F - Tree Survey
8. Exhibit G - Landscape Plan
9. Exhibit H - Elevations & Rendering