

5/14/2018

Agenda Item No. H)

Presenter

Stacy A. M. Snell, Planning and Community Development Assistant Director
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SUBJECT:

Discuss and consider an appeal of the Non-Residential and Multifamily Design Standards, Articulation and Exterior Building Materials requirements for two proposed temporary modular buildings at Freiheit Elementary School, addressed at 2002 FM 1101.

BACKGROUND / RATIONALE:

Case No.: CS-18-010

Council District: 5

Applicant/Owner: Comal ISD
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New Braunfels, TX 78130
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In 2015, City Council approved the Comal Independent School District's request for two temporary, modular classroom buildings at Canyon Middle School, 2014 FM 1101. The buildings did not meet the articulation requirements but were clad in fiber cement siding to meet the building material standards in place at the time. City Council approved the request for a period of three years, to expire in August, 2018.

The exterior building material standards were revised in 2017 to require the lower four feet of all walls to be clad in a "primary" masonry material including brick, stone, cast stone, rock, marble, granite, split-face concrete block, pour-in-place concrete or tilt-wall concrete (Chapter 144, Section 5.22). The classroom buildings currently do not meet this wainscoting requirement.

Comal ISD is proposing to relocate these classrooms from Canyon Middle School street to Freiheit Elementary School, one-half mile away at 2002 FM 1101. This request is to allow the temporary placement of buildings that do not meet the standards for articulation or four feet of masonry wainscoting. The applicant expects new, permanent school buildings to be operational by August, 2021 and indicates another three year approval period should be sufficient.

The buildings are 23.5 feet by 64 feet (1,504 square feet) and eight feet in height. They are proposed to be situated on the northeast side of Freiheit Elementary School and set back approximately 300 feet from FM 1101.

Lot Size: 22.037 acres

Surrounding Zoning and Land Use:

North: Across FM 1101, M-1A, C-1A, PD/ Multifamily, Single-family residences
South: PD/ Single-family residences
East: PD/ Single-family residences
West: R-2, R-2A/ Undeveloped

ADDRESSES A NEED/ISSUE IN A CITY PLAN OR COUNCIL PRIORITY:

No	City Plan/ Council Priority: 2006 Comprehensive Plan <i>Pros and Cons Based on Policies Plan</i>	Pros: None Cons: Objective 9A. <i>Consider establishing architectural standards and building material standards for nonresidential structures.</i> The proposed building is not in compliance with the articulation and masonry requirements established per Section 5.22, Chapter 144, New Braunfels Code of Ordinances.
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FISCAL IMPACT:

N/A

COMMITTEE RECOMMENDATION:

N/A

STAFF RECOMMENDATION:

The design standards were adopted by City Council to improve the visual appeal and structural integrity of commercial buildings within New Braunfels. Staff is not opposed to this request because the structures are intended to be temporary and **recommends approval** with a 3-year time limit, to expire in August, 2021.

Attachments:

1. Aerial Map
2. Application and Site Plan
3. Building Elevations
4. Photograph
5. Section 5.22