

**Excerpt from Draft Minutes
Planning & Zoning Commission
Meeting of September 1, 2016**

Public Hearing To Consider And Act On An Ordinance To Amend the Zoning On An 8-Acre Tract Zoned (LR-2) Local Retail District And Located At 1024 W. Rosemeade Parkway To Amend Planned Development District 198 To Allow For The Approval Of A Gymnasium's Building Elevations And Site Plan Modification; Amending The Official Zoning Map Accordingly. Case No. 09-16Z4 Harmony School Gymnasium. Case Coordinator: Michael McCauley.

Shapiro presented the case and reviewed three options for the gymnasium. Option A includes glass blocks in its architecture; Option B replaces the glass blocks with a tan color plaster or stucco; Option C replaces the glass blocks with all brick. These slight changes may be necessary if the initial design, Option A, will need to have solid walls due to the 250 mph wind design requirements.

Scott Lazellios, Heights Venture Architects, 1111 N Loop West, Houston, TX, representing Harmony Public Schools, explained that the two issues before the Commission was to approve the site plan which moves the gym and allows the children to be in the middle of the campus and puts the playground next to the elementary school. With regard to the building elevation, he explained that the new Building Code requires educational facilities within tornado alley to include storm shelters for the entire campus. He stated his preference for Option A because the glass block would allow natural light, but the glass block won't meet the Building Code requirements. With regard to Options B and C, he stated a preference for Option C and stated each option uses the same materials that are on the two existing buildings. He requested the Commission approve Option C and the site plan.

Chair McAninch asked if he had any concerns with the staff recommendations other than the windows. Mr. Lazellios stated the staff had very good comments and recommendations. He stated he received the staff report and he supports their recommendation with the only caveat being their request for approval of Option C.

Kiser stated that glass block is structural and not considered windows and Mr. Lazellios agreed and stated he researched the item because of his preference for using it. He stated that glass blocks are rated at 140 mph in a 16 square foot area and the rating goes down with a larger structure. He explained that the tornado shelter requirement in ICC 500 requires a rating of 250 mph or greater.

Chair McAninch opened the public hearing and there being no speakers, she offered the applicant an opportunity for closing remarks.

Mr. Lazellios thanked the Commission and asked them to support Option C and the site plan.

Chair McAninch closed the public hearing and opened the floor for a motion.

*** *Chadwick moved approval of Case No. 09-16Z4 Harmony School Gymnasium with the approval of Option C and the site plan with stipulations; second by Kiser and the motion was approved with a unanimous 8-0 vote (Nesbit absent).***