



# International Leadership of Texas, Inc.

## Regular Monthly Board Meeting

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### Date and Time

Wednesday November 8, 2017 at 6:30 PM CST

### Location

1820 N. Glenville Dr., #100 | Richardson, TX 75081

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### Meeting Notice & Mission Statement

In compliance with the Texas Open Meetings Act, the Texas Government Code, Chapter 551, timely public advance written notice (at least 72 hours before the scheduled time of the meeting) is given of the subjects the Board of Directors of International Leadership of Texas (the "Board"), and the Board will convene a Regular Open Meeting of the Board of Directors of International Leadership of Texas on the date and time and location set forth herein. It is the intent of the Board to have a quorum physically present at the above address. Board members not physically present may participate by live two-way video and audio feed in accordance with the Texas Open Meetings Act. If a quorum of the Board cannot be physically present at the above address, it is the intent to have the presiding officer physically present at the above address. The Board hereby certifies that this notice was posted on a bulletin board or on something akin thereto or at a place readily accessible and convenient to the public at 1820 N. Glenville Dr., #100, Richardson, TX 75081, as well as online at [www.ILTexas.org](http://www.ILTexas.org). The items on this Agenda may be taken in any order. The mission of ILTexas is to prepare students for exceptional leadership roles in the international community by emphasizing servant leadership, mastering the English, Spanish, and Chinese languages, and strengthening the mind, body and character.

/s/ Finn Simmenssen, For ILTexas' Board

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### Agenda

	Purpose	Presenter	Time
<b>I. Opening Items</b>			<b>6:30 PM</b>
Opening Items			
<b>A.</b> Record Attendance and Guests			
<b>B.</b> Call the Meeting to Order			

	Purpose	Presenter	Time
<b>C. Approve Minutes</b>	Approve Minutes		
Approve minutes for Special Board Meeting on October 25, 2017			

**II. Reports**

<b>A. Superintendent Report &amp; Updates</b>	FYI	Eddie Conger	
<b>B. CFO Report &amp; Updates</b>	FYI	Jerry McCreight	
<b>C. CAO Reports &amp; Updates</b>	FYI	Dr. Laura Carrasco	

**III. Public Speakers**

**IV. Executive Closed Session**

- A. Authorization** FYI
- If during the course of the meeting covered by this notice, the Board should determine that a closed or executive meeting or session of the Board should be held or is required, then such closed or executive meeting or session as authorized by Chapter 551 of the Texas Government Code (the Open Meetings Act) will be held by the Board at the date, hour, and place given in this notice or as soon after the commencement of the meeting covered by this notice as the Board may conveniently meet in such closed or executive session concerning any and all subjects and for any and all purposes permitted by Section 551.071 through Section 551.084 inclusive of said Open Meetings Act.

**V. Board Action Items**

- A. Discuss and act on joining Region 11 Purchasing Cooperative** Vote
- Consider and take action to authorize Administration to join and implement membership in Region 11 Purchasing Cooperative.
- BE IT HEREBY RESOLVED:
- That ILTexas hereby joins in and elects to participate in a Purchasing Cooperative with Education Service Center Region 11 to the extent authorized by Article 791.011 Interlocal Cooperation Act as amended; and
  - That ILTexas Administration is authorized to implement said membership and participation, implementation to include completing and executing the ESC Region 11 Master Interlocal Agreement, an unexecuted copy of which is the sole attachment hereto.
- B. Discuss and act on Authorizing Administration to join purchasing cooperatives** Vote
- Consider and take action to authorize Administration to join and implement membership in purchasing cooperatives pursuant to Article 791.011 of the Interlocal Cooperation Act.
- BE IT HEREBY RESOLVED:
- That ILTexas Administration is authorized to join Purchasing Cooperatives and to implement membership and participation in Purchasing Cooperatives, to the extent authorized by Article 791.011 Interlocal Cooperation Act as amended.
- C. Discuss and act on Revised ILTexas Special Education Policies** Vote

	<b>Purpose</b>	<b>Presenter</b>	<b>Time</b>
	Consider and take action to adopt revised ILTexas Special Education Policies, Policy Group 6 -- Special Education		

**D.** Discuss and act on Revised Bell Schedule at Garland K-8 Vote

Consider and take action to approve revised Garland K-8 Bell Schedule, Elementary School 7:45 a.m. – 3:30 p.m., Middle School 8:15 a.m. – 4:00 p.m., as preferred by parents and teachers, in order to demonstrate compliance with City of Garland SUP while maintaining State-required instructional minutes and satisfying PEIMS reporting requirements.

**VI. Closing Items**

**A.** Adjourn Meeting Vote

# Coversheet

## Approve Minutes

<b>Section:</b>	I. Opening Items
<b>Item:</b>	C. Approve Minutes
<b>Purpose:</b>	Approve Minutes
<b>Submitted by:</b>	
<b>Related Material:</b>	Minutes for Special Board Meeting on October 25, 2017



## International Leadership of Texas, Inc.

### Minutes

#### Special Board Meeting

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**Date and Time**

Wednesday October 25, 2017 at 6:30 PM

**Location**

1820 N. Glenville Dr., #100 | Richardson, TX 75081

**Meeting Notice & Mission Statement**

In compliance with the Texas Open Meetings Act, the Texas Government Code, Chapter 551, timely public advance written notice (at least 72 hours before the scheduled time of the meeting) is given of the subjects the Board of Directors of International Leadership of Texas (the "Board"), and the Board will convene a Regular Open Meeting of the Board of Directors of International Leadership of Texas on the date and time and location set forth herein. It is the intent of the Board to have a quorum physically present at the above address. Board members not physically present may participate by live two-way video and audio feed in accordance with the Texas Open Meetings Act. If a quorum of the Board cannot be physically present at the above address, it is the intent to have the presiding officer physically present at the above address. The Board hereby certifies that this notice was posted on a bulletin board or on something akin thereto or at a place readily accessible and convenient to the public at 1820 N. Glenville Dr., #100, Richardson, TX 75081, as well as online at [www.ILTexas.org](http://www.ILTexas.org). The items on this Agenda may be taken in any order. The mission of ILTexas is to prepare students for exceptional leadership roles in the international community by emphasizing servant leadership, mastering the English, Spanish, and Chinese languages, and strengthening the mind, body and character.

/s/ Finn Simmenssen, For ILTexas' Board

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**Directors Present**

Dr. Lynne Beach, Major General James Williams, Steve Hammerle, Tracy Cox

**Directors Absent**

Curtis Donaldson

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## **Guests Present**

Briseida Luna, Clayton Greenberg, Eddie Conger, Finn Simmenssen, Jerry McCreight, Paige Thompson

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## **I. Opening Items**

### **A. Record Attendance and Guests**

### **B. Call the Meeting to Order**

Major General James Williams called a meeting to order on Wednesday Oct 25, 2017 at 6:31 PM.

### **C. Approve Minutes**

Approve Minutes for 10/4 and 10/9 Board Meetings.

10/4/17 Minutes: On motion by Dr. Lynne Beach seconded by Mr. Tracy Cox; approved unanimously.

10/9/17 Minutes: On motion by Mr. Steve Hammerle seconded by Dr. Lynne Beach; approved unanimously.

## **II. Executive/Closed Session**

### **A. Authorization**

The Board recessed Open Session and Commenced Executive Session at 6:32 p.m., Maj. Gen. Williams remarking that no votes or decisions would be taken during Executive Session.

The Board returned from Executive Session at 9:38 p.m., having made no decisions and taken no votes in Executive Session.

## **III. Board Action Items**

### **A. Discuss/Act on the Slate of Employee New District Hires, Resignations and Terminations**

The Board returned to Open Session at 9:38 p.m.

On motion of Dr. Lynne Beach seconded by Mr. Steve Hammerle, the Board voted unanimously to accept the resignations, terminations and new hires that was discussed in Executive Session.

### **B. Discuss/Act on Purchase, Lease or other Financing for Band Equipment**

On motion of Mr. Tracy Cox seconded by Mr. Steve Hammerle, the Board voted unanimously to pull Item B from the Agenda.

### **C. Consider and take possible action regarding matters discussed in closed session**

On motion of Mr. Tracy Cox seconded by Mr. Steve Hammerle, the Board voted unanimously to pull Item C from the Agenda.

## **IV. Closing Items**

### **A.**

### **Adjourn Meeting**

Steve Hammerle made a motion to adjourn the meeting.

Tracy Cox seconded the motion.

The team **VOTED** unanimously to approve the motion.

There being no further business to be transacted, and upon motion duly made, seconded and approved, the meeting was adjourned at 9:39 PM.

Respectfully Submitted,  
Finn Simmenssen

# Coversheet

## CFO Report & Updates

<b>Section:</b>	II. Reports
<b>Item:</b>	B. CFO Report & Updates
<b>Purpose:</b>	FYI
<b>Submitted by:</b>	
<b>Related Material:</b>	Foundation School Program.pdf



11/8/2017

Foundation School Program

Payment Estimates



School Year: 2017-2018 District: INTERNATIONAL LEADERSHIP OF TEXAS (ILT), 057848 Payment Class: 5  
Date: 11/8/2017 3:47 PM

FSF Allotment: \$128,534,919  
Adjustments to Allotments: (\$323,380)  
Less Total Paid to Date: \$51,966,892  
Remaining Balance: \$76,244,647

Month	Balance	Rate	Payment
November	\$76,244,647	15.8	\$12,046,654
December	\$64,197,993	07.9	\$5,071,641
January	\$59,126,352	08.6	\$5,084,866
February	\$54,041,486	09.4	\$5,079,900
March	\$48,961,586	10.4	\$5,092,005
April	\$43,869,581	21.7	\$9,519,699
May	\$34,349,882	18.5	\$6,354,728
June	\$27,995,154	31.8	\$8,902,459
July	\$19,092,695	46.7	\$8,916,289
August	\$10,176,406	100.0	\$10,176,406

ASF Adjusted Allotment: \$2,048,056  
Less Total Paid to Date: \$344,836  
Adjusted ASF Balance: \$1,703,220

# Coversheet

## CAO Reports & Updates

<b>Section:</b>	II. Reports
<b>Item:</b>	C. CAO Reports & Updates
<b>Purpose:</b>	FYI
<b>Submitted by:</b>	
<b>Related Material:</b>	Carrasco Board Report _ 11 08 2017.pdf

<b>Curriculum, Instruction, Assessment &amp; Professional Development Board Report Presented by: Dr. Laura Carrasco, Chief Academic Officer 11-08-2017 Day 2 of our 3rd Grading Period</b>			<b>Green= In Progress/New Blue = Ongoing Red=complete</b>	
<b>Department</b>	<b>Project/Goal</b>	<b>Campus</b>	<b>Grade Level</b>	<b>Progress</b>
All District	We held our districtwide end of 2nd Cycle Data Day on 11/6.	All	All	Complete
Instructional Technology - Allison Barkman	Tiered Teachers Dashboard/ Classroom Obseer	All	ALL LEVELS	New
Instructional Technology - Allison Barkman	Google Training 101 & Google Classroom Training for all three Areas	KatyES, KatyMS, WPES, WPMS, WLES, WLMS, KWPHS	N/A	Complete
Instructional Technology - Allison Barkman	Technology Tuesday- All call out initiative to help train more people on new and innovative technology with walkthroughs & signups. Project has began and upcoming Tuesdays have been mapped out for the next 3 months.	All	ALL LEVELS	In Progress
Spanish - Adriana Fletes	Santillana textbooks - teacher accounts access has been received by teachers. All books have been ordered and nearly all have their textbooks.	GMS, GHS, AMS, KMS, KNRHHS, NRHMS, GPMS, KatyMS, WPMS, LMS, SMS, EFWMS, WLMS, KWPHS	6, 7, 8, 9, 10, 11, 12	Complete
Spanish - Adriana Fletes & EL- Vera Csorvasi	La Cosecha Two Way Dual Language National Conference in NM - over 50 ILTexans attended the DLI La Cosecha conference. Pre and post conference PD activities form part of the desired action items. Resources, documents and testimonials will be shared with campus staff. An action plan was designed and the campuses will need to report their progress this year.	GES, AES, KES, NRHES, GPES, EFWES, WLES	K, 1, 2, 3, 4, 5	New

Fine Arts - Betsy Compton	"Teachers Teaching Teachers" has launched with our first 3 Mentor/Mentee Pairs. New Teachers/Teachers Needing Assistance will shadow a "Stellar Teacher" for a day and work on lesson planning and curriculum development during their conference periods. Later, the Stellar Teacher will visit their campus to observe, offer support, and continue the planning process.	GMS, GHS, AES, NRHES, GPES, EFWES	ALL LEVELS	New
Social Studies - Julie Russell, EL-Vera Csorvasi, & Behavior Specialist Sarah McCroan	International Teacher Training- Training to be held in November for our international teachers on US history, culture and classroom management. Two sessions will be held in DFW and Houston on simultaneous days. Morning session will be on US History and culture, while the afternoon session will be on classroom management techniques and strategies.	All	ALL LEVELS	New
Social Studies - Julie Russell	Others Before Self Project- Service project selection is underway on all campuses; grade levels will be conducting their final grade level vote within the next couple of weeks, with some already finished with selection. Each grade level must have their final project details, unless using the K-2 Exception Option with prior approval, to Ms. Julie Russell by Monday, Nov. 13	All	ALL LEVELS	In Progress

Dual Credit - Noeli Biggs	Dual Credit students (Class of 2016 GHS) had 100% college retention rate during the 1st after graduation ILTexas (2016 - 2017). This means that all students of Class of 2016 that took one or more dual credit classes while attending ILTexas GHS maintained enrolled in college during 2016 – 2017 academic year – 100% college retention. Based on National Clearing House 2016 – 2017 Data	GHS	12	Complete
Math - Robert Yee	Attended Boston Global Education Symposium focused on developing global understanding and self-discovery through experiential learning. Yee heard from experts in the fields of global citizenship, leadership, and cultural competency, and participated in workshops designed to help ILTexas learn more about global education and trends happening now. Networked with leaders in language education and was able to represent the ILTexas mission and model.	N/A	ALL LEVELS	Complete
Reading/Language Arts - Tracey King	Cross-Content Literacy	All	ALL LEVELS	In Progress
Reading/Language Arts - Tracey King	Instructional/Literacy Coach Support	All	ALL LEVELS	In Progress
Chinese - Xiaoyan Wang	STARTALK Proposal	N/A	N/A	In Progress
Chinese - Xiaoyan Wang	Orchid Giving Funds AP Chinese training December 1 & 2	All	ALL LEVELS	New
Chinese - Xiaoyan Wang	Supporting Confucius Institute at UT Dallas 10th Anniversary VIP Event	All	ALL LEVELS	In Progress

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## Coversheet

### Discuss and act on joining Region 11 Purchasing Cooperative

**Section:** V. Board Action Items  
**Item:** A. Discuss and act on joining Region 11 Purchasing  
Cooperative  
**Purpose:** Vote  
**Submitted by:**  
**Related Material:**  
Resolution -- join ESC Region 11 with MIA 17-18 filled unexecuted.pdf

**International American Education Federation, Inc., dba International Leadership of Texas  
BOARD RESOLUTION**

**WHEREAS**, the Board of Directors of the International American Education Federation, Inc., dba International Leadership of Texas (“ILTexas”) has in the past joined and participated in several Purchasing Cooperatives and intends to join and participate in an additional Purchasing Cooperative at this time, specifically with the **Education Service Center Region 11**; and

**WHEREAS**, authority for this commitment is authorized by Article 791.011 Interlocal Cooperation Act as amended and would allow for substantial savings to be realized by volume purchasing of specific commodity items;

**NOW, THEREFORE**, the Board of Directors of ILTexas, at a lawfully called meeting of the Board, held in compliance with the Texas Open Meetings Act, does hereby adopt the following Resolutions:

**BE IT HEREBY RESOLVED:**

- That ILTexas hereby joins in and elects to participate in a Purchasing Cooperative with Education Service Center Region 11 to the extent authorized by Article 791.011 Interlocal Cooperation Act as amended; and
- That ILTexas Administration is authorized to implement said membership and participation, implementation to include completing and executing the ESC Region 11 Master Interlocal Agreement, an unexecuted copy of which is the sole attachment hereto.

*[Signature Page Follows]*



PASSED AND APPROVED BY THE MAJORITY OF MEMBERS OF THE BOARD OF DIRECTORS OF INTERNATIONAL AMERICAN EDUCATION FEDERATION, INC., DBA INTERNATIONAL LEADERSHIP OF TEXAS, ON THE **8<sup>th</sup>** DAY OF **NOVEMBER, 2017**.

Members Voting in Favor of Resolution:

\_\_\_\_\_  
Maj. Gen. James Williams, Board President

\_\_\_\_\_  
Lynne Beach, M.D., Board Vice President

\_\_\_\_\_  
Mr. Tracy Cox, Board Secretary

\_\_\_\_\_  
Mr. Steve Hammerle, Board Member

\_\_\_\_\_  
Mr. Curtis Donaldson, Board Member

*The undersigned, being the Secretary of the Corporation, hereby certifies that the foregoing represents a true copy of a Resolution of the Directors of the Corporation, duly held on **November 8, 2017**, which Resolution is in full force and effect and has not been revoked or amended.*

\_\_\_\_\_  
Secretary \_\_\_/\_\_\_/\_\_\_



# Master Interlocal Agreement (MIA)

This Master Interlocal Agreement (“Agreement”) is made by and between Education Service Center Region 11 (“ESC Region 11”) and (“Local Government”), (collectively referred to as the “Parties” or individually as the “Party”) acting herein by and through their respectively authorized officers or employees.

## PREMISES

**WHEREAS**, Chapter 791 of the Texas Government Code authorizes local governments to contract with each other to provide governmental functions and services; and

**WHEREAS**, The Parties wish to enter into this Agreement to provide local governments with greater efficiency and economy in purchasing products and services; and

**WHEREAS**, the governing bodies of the Parties, individually and together , do hereby adopt and find the foregoing promises as findings of said governing bodies; and

**NOW THEREFORE**, premises considered, and in consideration of and conditioned upon the mutual covenants and agreements, herein, the Parties hereto mutually agree as follows:

## AGREEMENT

- 1. Term:** This Agreement is effective from the date of the last signature and shall automatically renew annually unless either party gives sixty (60) days prior written notice of non-renewal.
- 2. Purpose:** This Agreement shall: (1) Allow the Local Government to purchase products or services by purchase order, contract, agreement, or other appropriate legal method from ESC Region 11; and (2) Allow the Local Government to join ESC Region 11-sponsored purchasing cooperatives in order to purchase products or services from vendors which have been properly awarded contracts through statutorily authorized methods.
- 3. Relationship:** The relationship between the Parties is that of Independent Contractor. Neither Party has the authority to bind the other in any manner.. The Local Government may be required to enter into subsequent contractual arrangements with ESC Region 11 for specific products or services.
- 4. Agreement and Interpretation:** The Parties covenant and agree that any litigation relating to this agreement, the terms, and conditions of the agreement will be interpreted according to the laws of the State of Texas and venue shall be exclusively in Tarrant County, Texas.
- 5.** Each party paying for the performance of governmental functions or services must make those payments from current revenues available to the paying party.

### Local Government

International American Education Federation, Inc., dba International Leadership of Texas

Name of Local Government

1820 N. Glenville Drive, Suite 100, Richardson, TX 75081

Address of Local Government

Justin Hill, Purchasing Coordinator

Contact Name and Telephone Number

Board President Signature

Date

Board Approval Date

County/District #  
(if applicable)

### ESC Region 11

1451 S. Cherry Lane  
White Settlement, Texas 76108  
Attn: Athena Nance-Young

ESC Region 11 Authorized Representative Signature      Date

ESC Region 11 Authorized Representative Title

## Coversheet

### Discuss and act on Authorizing Administration to join purchasing cooperatives

**Section:** V. Board Action Items  
**Item:** B. Discuss and act on Authorizing Administration to join purchasing cooperatives  
**Purpose:** Vote  
**Submitted by:**  
**Related Material:** Resolution -- Authority to Join Purchasing Cooperatives.pdf

**International Leadership of Texas  
BOARD RESOLUTION**

**WHEREAS**, the Board of Directors of the International American Education Federation, Inc., dba International Leadership of Texas (“ILTexas”) has in the past joined and participated in several Purchasing Cooperatives and intends to join and participate in additional Purchasing Cooperatives in the future; and

**WHEREAS**, authority for this commitment is authorized by Article 791.011 Interlocal Cooperation Act as amended and would allow for substantial savings to be realized by volume purchasing of specific commodity items;

**NOW, THEREFORE**, the Board of Directors of ILTexas, at a lawfully called meeting of the Board, held in compliance with the Texas Open Meetings Act, does hereby adopt the following Resolutions:

**BE IT HEREBY RESOLVED:**

- That ILTexas Administration is authorized to join Purchasing Cooperatives and to implement membership and participation in Purchasing Cooperatives, to the extent authorized by Article 791.011 Interlocal Cooperation Act as amended.

*[Signature Page Follows]*

PASSED AND APPROVED BY THE MAJORITY OF MEMBERS OF THE BOARD OF DIRECTORS OF INTERNATIONAL AMERICAN EDUCATION FEDERATION, INC., DBA INTERNATIONAL LEADERSHIP OF TEXAS, ON THE **8<sup>th</sup> DAY OF NOVEMBER, 2017.**

Members Voting in Favor of Resolution:

\_\_\_\_\_  
Maj. Gen. James Williams, Board President

\_\_\_\_\_  
Lynne Beach, M.D., Board Vice President

\_\_\_\_\_  
Mr. Tracy Cox, Board Secretary

\_\_\_\_\_  
Mr. Steve Hammerle, Board Member

\_\_\_\_\_  
Mr. Curtis Donaldson, Board Member

*The undersigned, being the Secretary of the Corporation, hereby certifies that the foregoing represents a true copy of a Resolution of the Directors of the Corporation, duly held on **November 8, 2017**, which Resolution is in full force and effect and has not been revoked or amended.*

\_\_\_\_\_  
Secretary \_\_\_/\_\_\_/\_\_\_

# Coversheet

## Discuss and act on Revised Bell Schedule at Garland K-8

<b>Section:</b>	V. Board Action Items
<b>Item:</b>	D. Discuss and act on Revised Bell Schedule at Garland K-8
<b>Purpose:</b>	Vote
<b>Submitted by:</b>	
<b>Related Material:</b>	Pages from Garland K8 SUP -- Planning Report.pdf

**EXHIBIT “C”**

to that certain  
Disposition and Development Agreement  
entered into by and between  
The City of Garland, Texas, a home rule municipality,  
and  
Oaks Properties Development LLC, a Minnesota limited liability company

Design Standards

[attached]



# Planning Report

**File No. 12-55/District 7**

**Agenda Item:**

**Meeting: City Council**

**Date: February 5, 2013**

## **The Charter School Fund, LLC**

### **North of Belt Line Road and west of North Shiloh Road**

#### **REQUEST**

Approval of 1) a Specific Use Permit for a Charter School on property zoned Shopping Center (SC) District and 2) a variance to Section 24-600 of Comprehensive Zoning Ordinance 4647 regarding building height.

#### **OWNER**

Harold Peek

#### **PLAN COMMISSION RECOMMENDATION**

On January 14, 2013 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of the Specific Use Permit for a period of thirty (30) years tied to The Charter School Fund, LLC and a variance to Section 24-600 of Comprehensive Zoning Ordinance 4647 regarding building height. Plan Commission recommended the following conditions and the applicant agreed:

- The charter school shall only contain grades kindergarten through eighth grade.
- No lighting shall be provided on the outdoor athletic fields.

#### **STAFF RECOMMENDATION**

Approval of 1) a Specific Use Permit for a Charter School on property zoned Shopping Center (SC) District. Developing the property with an institutional use would provide a greater transition from intensities of non-residential uses to the south of the subject property and buffer the adjacent residential district from incompatible uses. The thorough traffic management plan will help to mitigate the impact of vehicles on the surrounding area.

Approval of 2) a variance to Section 24-600 of Comprehensive Zoning Ordinance 4647 regarding building height. The majority of the building complies with the height limitations of the ordinance and the varied height will allow for horizontal articulation along the roofline of the building, providing more visual interest.

#### **BACKGROUND**

The applicant requests approval of a Specific Use Permit to develop 13.237 acres of a 23.64 acre tract of land with an approximately 90,100 square foot Charter School. The site is currently used as a driving range and a par three, nine hole golf course. Charter Schools require approval of a Specific Use Permit



Planning Report  
File No. 12-55  
Page 2

through the public hearing process in all zoning districts. The Charter School will be comprised of grades kindergarten through eighth grade with approximately 1,296 students.

## **SITE DATA**

The subject lot contains 13.237 acres with approximately 615 feet of frontage along North Shiloh and approximately 30 feet of frontage along Belt Line Road.

## **USE OF PROPERTY UNDER CURRENT ZONING**

The Shopping Center (SC) District provides for the establishment of convenient retail and personal service activities by grouping compatible uses in a single center which is designed in an integrated manner according to an overall site plan. The Shopping Center (SC) District accommodates shopping center development having a neighborhood or community service area. The Shopping Center (SC) District requires approval of a Specific Use Permit for a Charter School.

## **CONSIDERATIONS**

1. The proposed charter school will be operated as the International Leadership of Texas, with 64 classrooms and specific rooms for music, art science and a library/media center. The curriculum, for kindergarten through eighth grade, is based on an accelerated pace of study with a focus on character building while incorporating a fitness and wellness program. The hours of operation would be during the traditional school year Monday through Friday 7am to 4:15pm. Grades kindergarten through fourth will start school at 7:45am and end at 3:45pm and grades fifth through eighth will start at 8:15am and end at 4:15pm.
2. The proposed charter school will include an indoor gymnasium as well as athletic fields to the west of the building. The athletic fields will not be illuminated and will only function during school hours. The athletic fields also serve as a storm retention system to assist with the impact of storm water on the site.
3. The parking requirement for a Charter School is based on the age and number of students. One parking space is required for each 20 elementary students, one space for each 15 middle school students, and one space for each 3 high school students. The applicant estimates there would be mostly elementary students along with a number of middle school students for a total of 1,296 students. The parking required is 108 spaces and the applicant is providing 197 spaces.
4. Based on the size of the Charter School and the location, the Transportation Department requested a Traffic Impact Study to be submitted by the applicant to analyze the traffic impacts on North Shiloh Road, Belt Line Road and surrounding area. The thorough analysis provided the Transportation Department with the necessary information to recommend the following:

Planning Report

File No. 12-55

Page 3

- A northbound left turn lane with a dimension of 200 feet storage length and 100 feet transition to be constructed at the median opening at the north school driveway on Shiloh Road.
  - A southbound right turn lane with a dimension of 100 feet storage length and 100 feet transition to be constructed at the north school driveway on Shiloh Road.
  - A westbound right turn lane with a dimension of 100 feet storage length and 100 feet transition to be constructed at the school driveway on Belt Line Road.
  - For the south route, combine the two pick up/drop off lanes into one continuous pick up/drop off lane south of the school and athletic fields.
  - Develop an operation procedure to include an on-site traffic circulation for morning drop-off and afternoon pick-up for the different grade levels, dismissal times, and during inclement weather.
  - On-site signage and pavement markings designating pick up/ drop off lanes.
  - A map of the traffic circulation and instructions for pick up/drop off will be included in the student/parent information package.
  - Any deviation from the approved pick up/drop off procedure will require approval from the Transportation Department.
5. The applicant has revised the plans to meet all the aforementioned conditions from the Transportation Department. They will also implement varied start and end times to reduce the concentration of vehicles at any one time. As stated before, grades kindergarten through fourth will start school at 7:45am and end at 3:45pm and grades fifth through eighth will start at 8:15am and end at 4:15pm. The applicant has worked closely with the Transportation Department to devise a traffic circulation plan that will minimize the impacts on the adjacent thoroughfares and surrounding area.
6. The applicant is proposing a one story building comprised primarily of stucco with brick on portions of the facades. The building will be articulated with columns and offsets to minimize the appearance of a long uninterrupted façade. Section 24-600 of the Comprehensive Zoning Ordinance dictates the maximum height within the Shopping Center District as thirty (30) feet. The applicant is requesting a variance to exceed the thirty foot height on three elements: the peak of the gable feature over the main entrance at approximately 42 feet, the adjacent parapet at approximately 33 feet and the parapet around the gymnasium at 31 feet. The tallest portion of the building is approximately 300 feet from the adjacent residential district and faces North Shiloh Road. The variations in height provide a preferred design aesthetic by the applicant.
7. The landscape plan is in compliance with the Screening and Landscape Standards including a six (6) foot tall masonry wall with one tree planted for every thirty linear feet along the adjacent residential district to the north.

Planning Report  
File No. 12-55  
Page 4

8. The applicant is proposing two signs on the property: a programmable monument sign on North Shiloh Road and a sign on Belt Line Road. The sign on North Shiloh Road will be approximately 10 feet in height, 44 square feet in sign area. The sign on Belt Line road is 6 feet, 8 inches tall and 32 square feet in sign area. The driveway access on Belt Line is crucial to the overall traffic circulation plan and the sign on Belt Line will help to identify the entrance to the school.
9. There are established residential dwellings immediately to the north of the proposed Charter School but the school building and parking lot are separated from the residential property lines by 120 feet and 40 feet, respectively. Additionally, the masonry wall and landscaping along the common property line will help to mitigate any noise or visual impacts.
10. The applicant is requesting approval of the Specific Use Permit for thirty (30) year period tied to The Charter School Fund LLC.

## **COMPREHENSIVE PLAN**

The Future Land Use Map of the Envision Garland Plan designates the subject property as Compact Neighborhood. Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The zoning on the subject property is Shopping Center District and if the property were to be developed with shopping center uses it would be contrary to the proposed future land use within Envision Garland. Developing the property with an institutional use would provide a greater transition from intensities of non-residential uses to the south of the subject property and buffer the adjacent residential district.

## **COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES**

The property immediately to the north of the subject property is zoned and developed with single family residences. The property to the west is zoned within a Planned Development for a Health Care and Rehabilitation Center. Property to the immediate south is zoned Shopping Center with SUP for Commercial Amusement, Outdoor (driving range). The property further south is zoned Shopping Center with an SUP for Retail Sales with Gas Pumps and is developed with QuikTrip convenience store/gas station. Although the zoning allows for shopping center uses, the development of the property with an institutional use would be appropriate given the proximity to residential and the full utilization of land. The site will be developed in such a way that the remaining portion of the existing driving range could be developed with shopping center uses in a configuration further from the residential and consistent with similar commercial developments in the area. Provided the applicant complies with the City's standards and any additional conditions required as a part of the Specific Use Permit, the Charter School would be a compatible use with the surrounding zoning and land uses.

Planning Report  
File No. 12-55  
Page 5

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