

AGENDA

Planning & Zoning
Commission Meeting
March 4, 2019
6:00 p.m. - City Hall
501 Sheppard Road
Burkburnett, Texas 76354

Item 1. Call meeting to order.

Item 2. Discuss and take any action necessary on approval of the minutes from November 5, 2018.

Item 3. Discuss and take any action necessary on a site plan to construct a locker room building at the Hardin Administrative Building at 100 N. Avenue D near the Tennis Courts.

Item 4. Director of Planning comments.

Item 5. Adjournment.

I, Janelle Stahr, City Clerk for the City of Burkburnett, Texas do certify that I posted this agenda on the front door of the City Hall facing the outside at 10:00 a.m. on February 28, 2019 in compliance with the Open Meeting Act Chapter 551.



Janelle Stahr, City Clerk

Posted 2/28/2019 @ 10:00 a.m.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact the City Clerk's office at (940) 569-2263 for further information

I certify that the attached notice of the Board of Commissioners was removed by me from the glass front door of City Hall on the _____ day _____ 2019.

Title: _____

MINUTES
PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission of the City of Burkburnett, Texas met in a regular scheduled meeting on November 5, 2018 at 6 p.m. in the Council Chambers of the City Hall, 501 Sheppard Road, Burkburnett, Texas. The meeting was open to the public with notice being given in compliance with the Open Meeting Act. The following Commission members were present:

Tim Cornelius	Chairperson
Mark Barefield	Commissioner
Jerry Coker	Commissioner
Paul Gerstner	Commissioner
Carla Walters	Commissioner
Robert Jones	Alternate

Others present: Richard Gordon, Director of Planning and Janelle Stahr, City Clerk.

Item 1. Chairperson Tim Cornelius called the meeting to order.

Item 2. Motion was made by Commissioner Walters, seconded by Commissioner Gerstner to approve the minutes from October 1, 2018. Motion carried unanimously.

Item 3. Chairperson Tim Cornelius closed the regular meeting at 6:03 p.m. and opened the Public Hearing for the following Case:

- A. Case #2018-44, re-zone application for 800 Block of Chestnut, block rezoned as a carport overlay district.

Richard Gordon, Director of Planning, addressed the Commission and stated an application was presented by Mr. Charles Lewis, the owner of the property located at 809 Chestnut. This request is to allow for a carport overlay district on the 800 Block of Chestnut. All publishing and mail out requirements have been met. Also, the required number of signatures has been satisfied and ownership has been verified by City Staff. Public Notices as required by the Zoning Ordinance were sent to the proposed district and all properties within 200 feet to the proposed overlay. (Charles Lewis and wife present but did not address the Commissioners).

Item 4. Chair Tim Cornelius closed the Public Hearing at 6:08 p.m. and opened the regular meeting.

Item 5. Consider and act upon the following Case:

- A. Case #2018-44, re-zone application for 800 Block of Chestnut, block rezoned as a carport overlay district.

Motion was made by Commissioner Gerstner, seconded by Commissioner Coker to approve Case #2018-44, re-zone application for 800 Block of Chestnut, block rezoned as a carport overlay district. Motion carried unanimously.

Discussion held on carport overlay district regulations.

Item 6. No Director of Planning comments.

Item 7. There being no further business the meeting was adjourned.

Tim Cornelius, Chair

ATTEST:

Richard Gordon, Director of Planning

GENERAL NOTES – DEMOLITION:

- A. DEMOLITION DRAWINGS INDICATE APPROXIMATE LOCATION, QUANTITY, AND SIZE OF AREAS AND ITEMS TO BE REMOVED. THE CONTRACTOR SHALL VERIFY LOCATION, QUANTITY AND SIZE OF ALL ITEMS. COORDINATE WITH ARCHITECTURAL SHEETS FOR LIMITS OF DEMOLITION.
- B. FOR ITEMS INDICATED FOR DEMOLITION, IT IS INTENDED THAT DEMOLITION IS TO INCLUDE THE ITEM AND ITS RELATED SYSTEMS AND ACCESSORIES.
- C. PATCH AND REPAIR ALL DAMAGE INCURRED DURING DEMOLITION TO MATCH FINAL FINISH OF ADJACENT SURFACES TO WHERE DAMAGE OR REMOVAL IS NOT READILY APPARENT.
- D. COORDINATE MECHANICAL AND ELECTRICAL DEMOLITION AS SHOWN ON MECHANICAL AND ELECTRICAL DEMOLITION SHEETS WITH MECHANICAL AND ELECTRICAL CONTRACTORS.

KEY NOTES – DEMOLITION

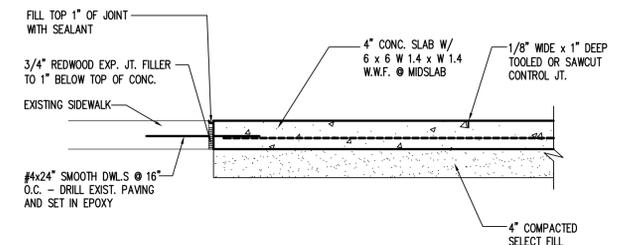
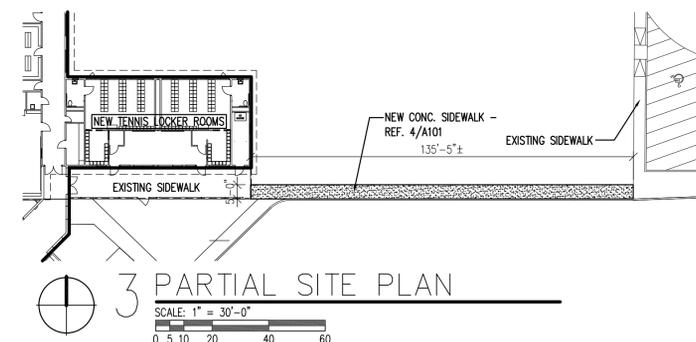
- 1 REMOVE PORTION OF WALL FOR NEW CONSTRUCTION. REF. FLOOR PLAN.
- 2 REMOVE DOOR AND FRAME COMPLETE.
- 3 REMOVE HAND SINK COMPLETE.
- 4 REMOVE CEILING TILES AND CEILING GRIDS COMPLETE.
- 5 REMOVE STORAGE CABINE.
- 6 REMOVE TOILET COMPLETE.
- 7 REMOVE GRAB BAR COMPLETE.
- 8 REMOVE BULLETIN BOARD COMPLETE.
- 9 REMOVE PROJECTOR COMPLETE AND TURN OVER TO OWNER.
- 10 REMOVE PARTITION COMPLETE.
- 11 REMOVE BLACKBOARD/DRYMARKER BOARD COMPLETE.
- 12 REMOVE LIGHT FIXTURE COMPLETE.
- 13 REMOVE PORTION OF EXTERIOR WALL FOR NEW DOOR/WINDOW ASSEMBLY.
- 14 REMOVE OUTLET AND RE-ROUT ELECTRICAL SERVICE TO NEW OUTLETS – REF. FLOOR PLAN AND INTERIOR ELEVATIONS.
- 15 REMOVE CONCENTRIC DIFFUSER & ASSOCIATED DUCTS COMPLETE.
- 16 REMOVE CEILING FAN COMPLETE.
- 17 REMOVE SHELVING COMPLETE.
- 18 REMOVE SPRAYED ON TEXTURE AND FRP WAINSCOT FROM CMU.
- 19 REMOVE DOOR. FRAME REMAINS.
- 20 REMOVE STUDENT STORAGE CUBBIES COMPLETE.
- 21 REMOVE SPEAKER COMPLETE.
- 22 SAW-CUT & REMOVE CONC. SLAB AS SHOWN.

KEY NOTES:

- 1 3 5/8" METAL STUDS @ 16" O.C. MAX. TO ROOF DECK – CLAD WITH 1 LAYER IMPACT RESISTANT 5/8" GYP. WALL BD. TO 8'-0" A.F.F. @ EXPOSED WALLS. STANDARD 5/8" GWB ABOVE 8'-0" AND BEHIND LOCKERS.
- 2 FUTURE 2 TIERED LOCKERS (DASHED). NO CONCRETE BASE AT FUTURE LOCKERS.
- 3 2 TIERED LOCKERS (PROVIDED BY OWNER) AND CONCRETE BASE – REF. 14/A201. OWNER FURNISHED/CONTRACTOR INSTALLED.
- 4 1 TIERED LOCKERS (PROVIDED BY OWNER) AND CONCRETE BASE – REF. 15/A201. OWNER FURNISHED/CONTRACTOR INSTALLED.
- 5 3'-0"x7'-0" SOLID CORE DOOR (FINISH AS SELECTED BY ARCHITECT) PAINT EXISTING DOOR FRAME.
- 6 3'-0"x7'-0" SOLID CORE DOOR (FINISH AS SELECTED BY ARCHITECT) AND HOLLOW METAL FRAME (PAINT).
- 7 3'-0"x7'-0" BRONZE ANODIZED ALUMINUM PANEL DOOR w/ 8"x60" VIEW PANEL (1/4" CLEAR TEMPERED GLASS) AND CLEAR ANODIZED ALUMINUM FRAME.
- 8 3'-0"x7'-0" BRONZE ANODIZED ALUMINUM PANEL DOOR AND CLEAR ANODIZED ALUMINUM FRAME.
- 9 LAVATORY (HANDICAP) – AMERICAN STANDARD LUCERNE 0365.012 – WALL HUNG 20"x18" VITREOUS CHINA LAVATORY COMPLETE WITH MCQUIRE 2165 SUPPLIES AND STOPS. MCQUIRE 8672 P-TRAP. ZURN Z-1231 CONCEALED ARM CARRIER. HERITAGE 5402-172H FAUCET WITH GRID DRAIN. MOUNT AT HANDICAP HEIGHT.
- 10 WATER CLOSET (HANDICAP) – AMERICAN STANDARD CADET 3045.102 – FLOOR MOUNTED SIPHON, JET ELONGATED WATER CLOSET COMPLETE WITH FLOWSE 6065.121, 1.28 GPF, BATTERY OPERATED FLUSH VALVE. 5001G055 WHITE SEAT.
- 11 ADA LOCKER ROOM BENCH – Penco #9623
- 12 INFILL OPENING WITH 6" CMU TO MATCH EXISTING.
- 13 INFILL OPENING WITH 6" CMU AND FACE BRICK TO MATCH EXISTING.
- 14 ICE MACHINE WITH – OWNER FURNISHED/OWNER INSTALLED. INSTALL NEW 2" FLOOR SINK AND CONNECT TO EXISTING SEWER LINE. PROVIDE 1/2" COPPER WATER SUPPLY w/ DOUBLE CHECK RPZ BACK FLOW PREVENTER AND SHUTOFF VALVE.
- 15 FURR-DOWN – 3 5/8" METAL STUDS @ 16" O.C. MAX. TO 8'-0" A.F.F. – CLAD WITH 5/8" GYP. WALL BD.
- 16 MARKER BOARD – 4'-0" T x 8'-0" W (MOUNT BOTTOM EDGE AT 30" A.F.F.)
- 17 TOILET PAPER DISPENSER (BOBRICK B-2740)
- 18 PAPER TOWEL DISPENSER MOUNTED @ 38" A.F.F. TO BOTTOM, OWNER FURNISHED & CONTRACTOR INSTALLED.
- 19 SOAP DISPENSER MOUNTED @ 38" A.F.F. TO BOTTOM, OWNER FURNISHED & CONTRACTOR INSTALLED.
- 20 36" GRAB BAR (BOBRICK B-5806, 36", 18 GA) MOUNTED AT 34" A.F.F. – REFER INTERIOR ELEVATIONS.
- 21 48" GRAB BAR (BOBRICK B-5806, 48", 18 GA) MOUNTED AT 34" A.F.F. – REFER INTERIOR ELEVATIONS.
- 22 24" GRAB BAR (BOBRICK B-5806, 24", 18 GA) VERTICAL MOUNTED AT 40" TO BOTTOM – REFER INTERIOR ELEVATIONS.
- 23 MIRROR (BOBRICK B-165 2440) MOUNTED @ 40" A.F.F. TO BOTTOM OF REFLECTIVE SURFACE – REFER INTERIOR ELEVATIONS.
- 24 ROBE HOOK (BOBRICK B-2116) MOUNTED @ 48" A.F.F.
- 25 FIRE EXTINGUISHER & CABINET

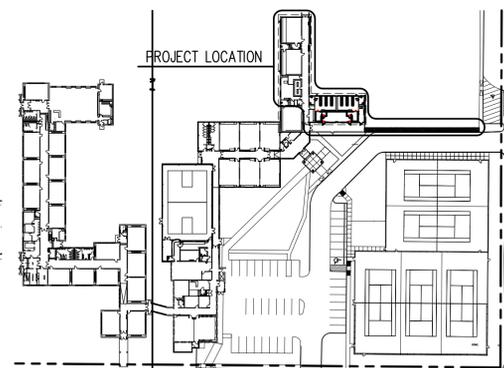
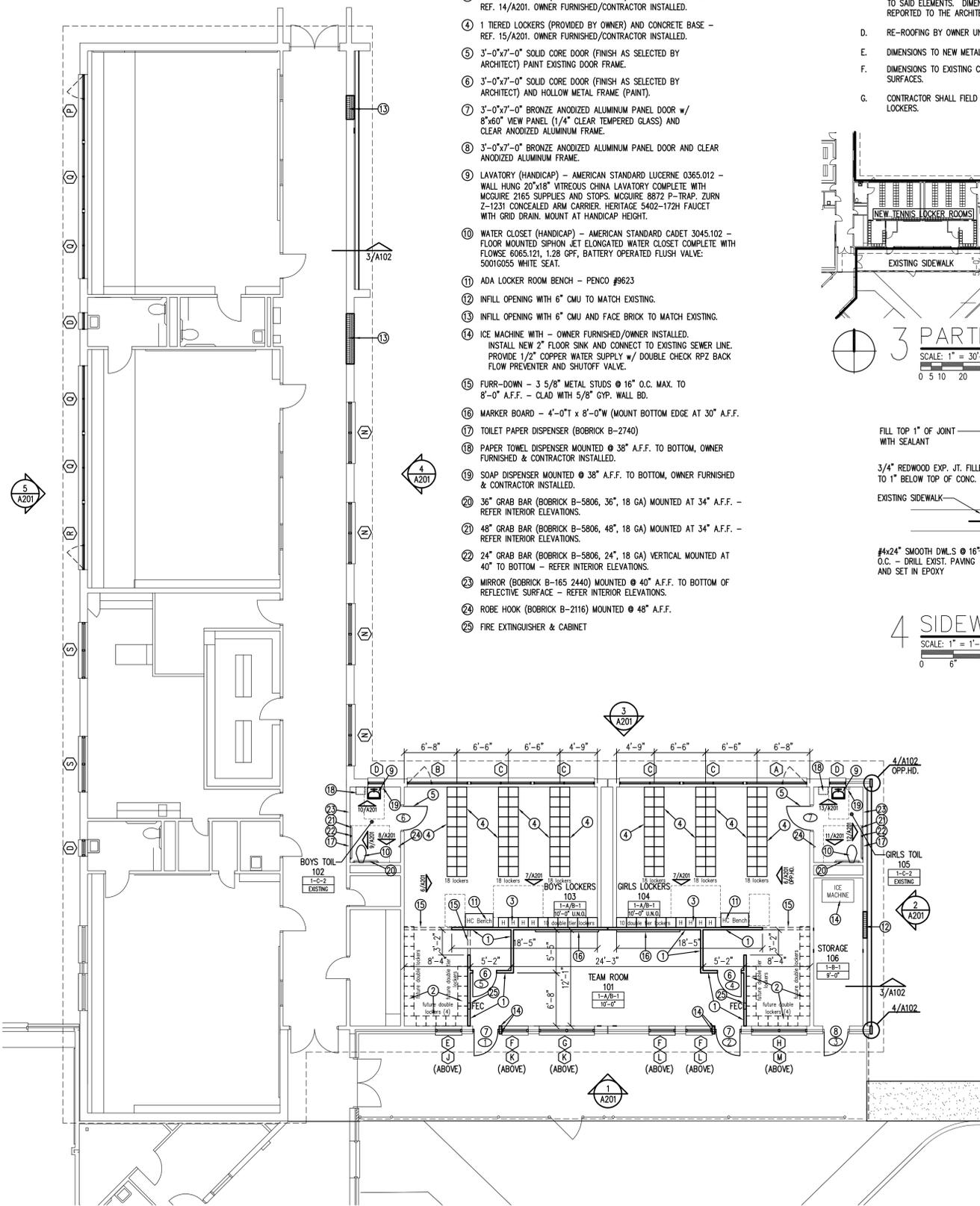
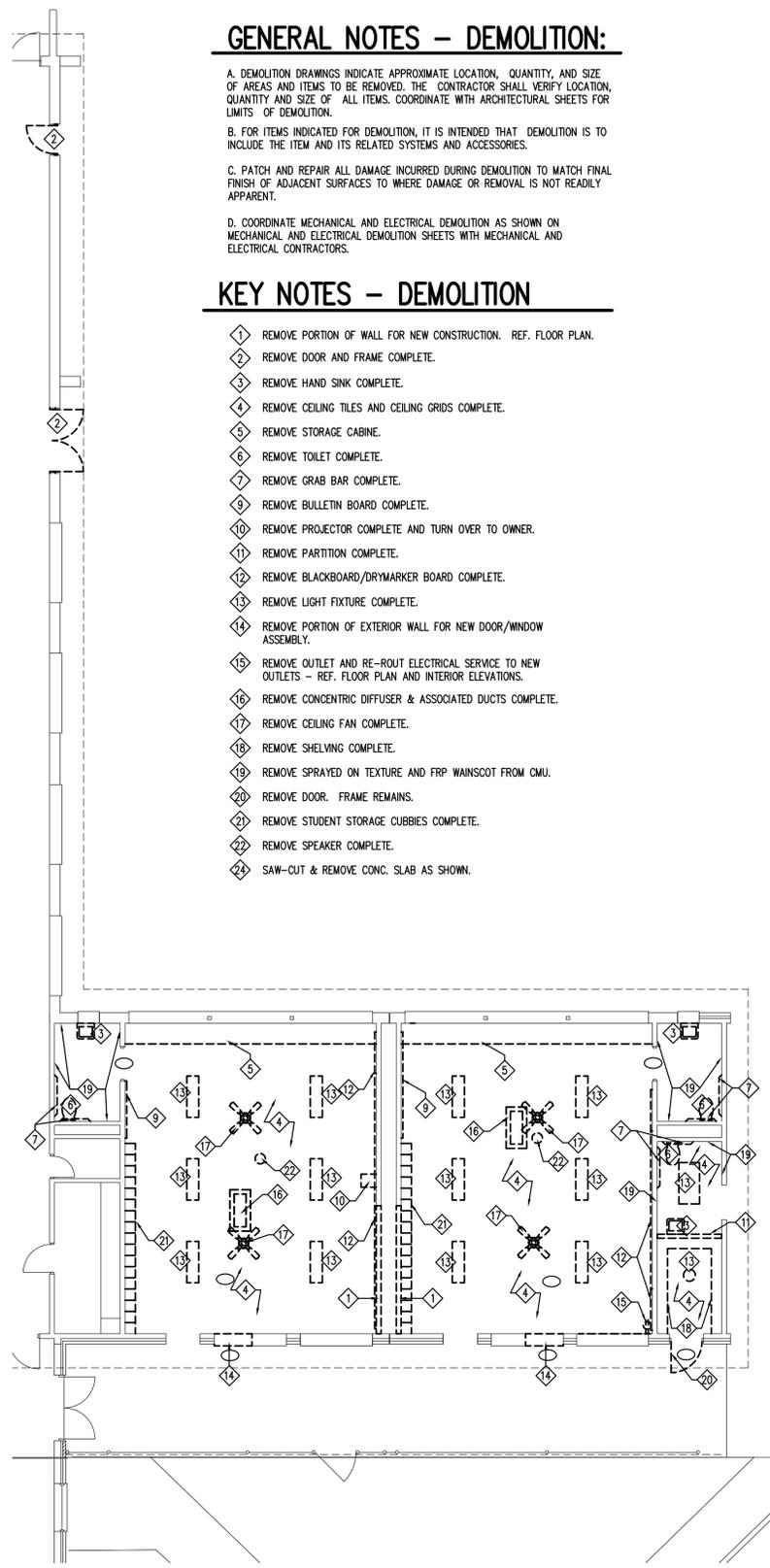
GENERAL NOTES

- A. CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS. IF CONDITIONS OCCUR DIFFERENTLY THAN SHOWN NOTIFY ARCHITECT IMMEDIATELY.
- B. CONTRACTOR SHALL BE RESPONSIBLE FOR PATCH AND REPAIR WORK CREATED BY NEW CONSTRUCTION IN AREAS OF EXISTING CONSTRUCTION SUCH THAT IT IS NOT READILY APPARENT THAT ITEMS HAVE BEEN REMOVED OR ADDED.
- C. EXISTING CONSTRUCTION ELEMENTS ESTABLISH DIMENSIONAL CONTROL BOTH HORIZONTALLY AND VERTICALLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS TO SAID ELEMENTS. DIMENSIONAL VARIATIONS GREATER THAN 6" SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- D. RE-ROOFING BY OWNER UNDER SEPARATE CONTRACT.
- E. DIMENSIONS TO NEW METAL STUD WALLS ARE TO FACE OF STUD.
- F. DIMENSIONS TO EXISTING CONSTRUCTION AND EXTERIOR WALLS ARE TO FINISHED SURFACES.
- G. CONTRACTOR SHALL FIELD VERIFY REQUIRED CLEARANCE FOR PLACEMENT OF LOCKERS.



FINISHES CODE LIST		
FLOOR/BASE	WALLS/WAINSCOT	CEILING
1 POLISHED EXISTING CONCRETE w/ RUBBER BASE	A TEXTURE & PAINT GWB	1 2x2 SUSPENDED ACOUSTICAL CEILING w/ GRID
2 -	B PAINT EXISTING CMU	2 EXISTING CEILING
3 -	C PAINT EXISTING CMU w/ NEW FRP TO 7'-2" A.F.F.	3 -

MATERIAL CODE LIST MARKER		GENERAL FINISHES NOTE:
ROOM NAME	WALL FINISH	1. PATCH HOLES, REPAIR, & CLEAN & PAINT TO MATCH AT EXISTING WALLS TO REMAIN.
107	CEILING FINISH	
108	FLOOR FINISH	
109	CEILING HEIGHT	



REV DATE DESCRIPTION

TENNIS LOCKER ROOMS FOR:
BURKBURNETT MIDDLE SCHOOL
BURKBURNETT TEXAS

BYSArchitects
1005 North Street - Suite 200 - Wichita Falls, Texas 76701 (940) 761-2404
Member American Institute of Architects

DRAWN BY: RHA
CHECKED BY: RSS
DATE: 1/16/19
PROJECT NO.: 18070

FLOOR PLANS AND SITE PLAN

A101