

# Planning Today. Protecting Tomorrow.

*Long Range Planning: Preparing Beyond Today's Enrollment*

*April 8, 2026*

*Update with Feedback Questions Addressed*



# Communication to Community & Staff

- Board meeting public presentation March 23, 2026
- Release in Board Briefs on March 24, 2026
- Emailed separately to all parents and staff through ParentSquare March 26, 2026
  - *7,794 emails delivered*
  - *5,574 opened*
  - *72% open rate*



# Questions since March 23rd Presentation

## MB Campus from ES to IS

- **What modifications need to be made for academic & elective/specials programs to meet the needs of 5th and 6th graders?** *Chart on next slide*
- **If 5th-6th runs over the capacity of 850 at Michael Ball campus, how would that be addressed?**
  - *Current elementary campuses with same 850 capacity footprint have and currently are operating at or above 850 - the campuses have flexibility to expand to a degree*
  - *GMS, per enrollment projections, will have space through 2033 and could host some 6th grade courses as overflow*
- **Will the cafeteria originally designed as ES handle lunches well for an IS?**
  - *Any necessary serving line adjustments would be allowed. The cafeteria space itself meets the needs of students regardless of grade configuration. Cafeteria furniture will be age-appropriate.*
- **Classroom sizes of MB and GMS?**



# Modifications to MB for Conversion of ES to IS

Preliminary design meetings between the district and architect were held prior to original March 23 board meeting presentation to confirm necessary modifications could be made.

Academic Space	Common Space	Elective Space
Science lab & classroom space created for 6th grade, with a dedicated prep room space for the lab. This includes one lab/prep room space & two dedicated science classrooms	Removal of PK restrooms attached to classrooms.	Dedicated band space with practice rooms & office. This space would include acoustic additions (special ceiling tiles, wall treatments, & acoustically rated doors)
Removal of classroom millwork/cubbies and sinks on the first floor (6th grade)	Modifications to the playground for age-appropriate equipment & removal of primary age playground equipment	Current music room would be converted to a locker room/dressing room space for pre-athletics. The 5th grade music room would be relocated to an adjacent location to the new band spaces
	Updating the finish colors to match GMS (removing the elementary colors of blue, yellow, green, & orange)	Additional art room would be created, but both would share the existing kiln & supply storage spaces
	Cafeteria does not need modifications	

# Classroom Size Comparisons

## Michael Ball

- **Avg. 822 sf**
  - a. Of the sample measured - Small 745 sf
  - b. Of the sample measured - Large 872 sf

## Scott Gibson MS

- **Avg. 789 sf**
  - a. Of the sample measured - Small 772 sf
  - b. Of the sample measured - Large 804 sf

## AMS (377)

- **Avg. 532 sf**
  - a. Of the sample measured - Small 440 sf
  - b. Of the sample measured - Large 712 sf
- The standard classrooms in the 100 and 200 hallway run about 700 sf each.
- The standard classrooms in the 400 and 500 hallway run about 450 sf each



# The Numbers for MBIS/GMS Configuration - Details

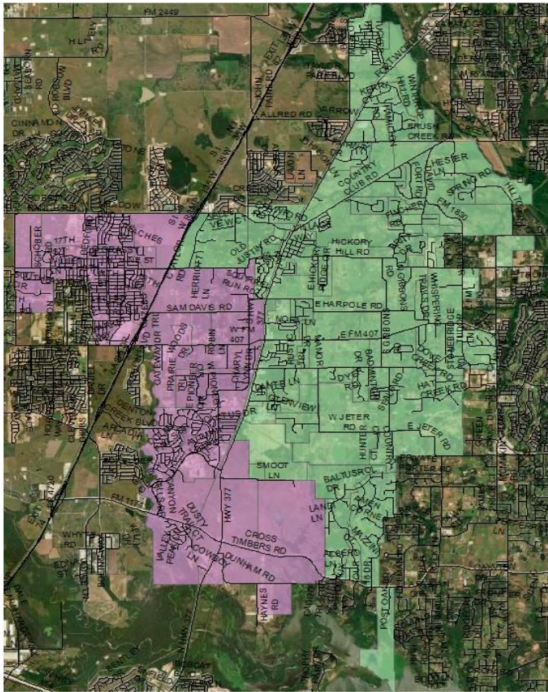
Ten Year Projection Totals by Year for MBIS/GMS - <i>REVISED Zones</i>							
Year	5th	6th	MBIS (850)	7th	8th	GMS (1200)	Total 5-8th (2,050)
2027/28	420	470	890	430	470	900	1,790
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2034/35	470	520	990	530	620	1,150	2,140
2035/36	490	540	1,030	600	570	1,170	2,200

Some 6th grade classes can be held at GMS for space if needed - next door.

This is WITH a FM Furst Ranch rezone.

# The Numbers for 5-8th - At a Glance

## Attendance Boundary Assessment Attendance Boundary Information



Forecast Estimates w/ Alternative Middle School Attendance Zones –

ARGYLE 407 ZONE (5TH - 8TH) GRADE RANGE						ARGYLE 377 ZONE (5TH - 8TH) GRADE RANGE					
School Year	5TH	6TH	7TH	8TH	TOTAL	School Year	5TH	6TH	7TH	8TH	TOTAL
2026-27	410	400	450	420	1,680	2026-27	150	160	170	140	620
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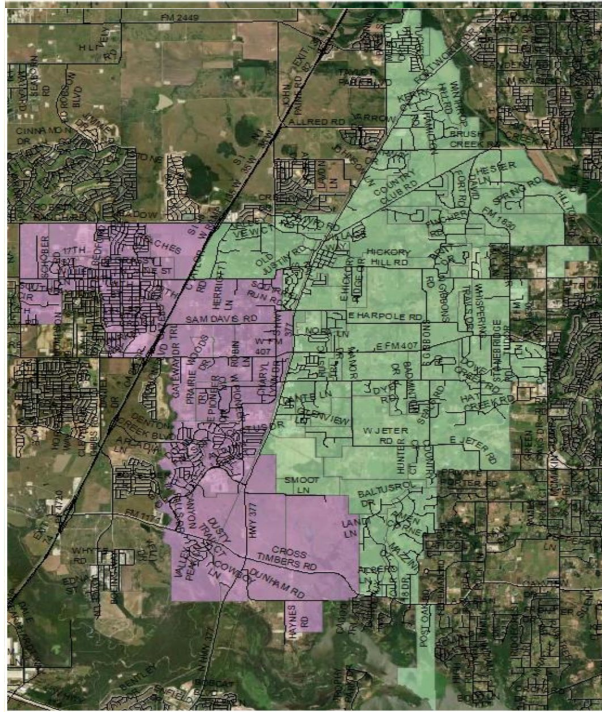
*\*The forecast estimates by grade & attendance zone is based on anticipated growth due to future developments and maintaining consistent student yields*

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# The Numbers for LHS & AHS

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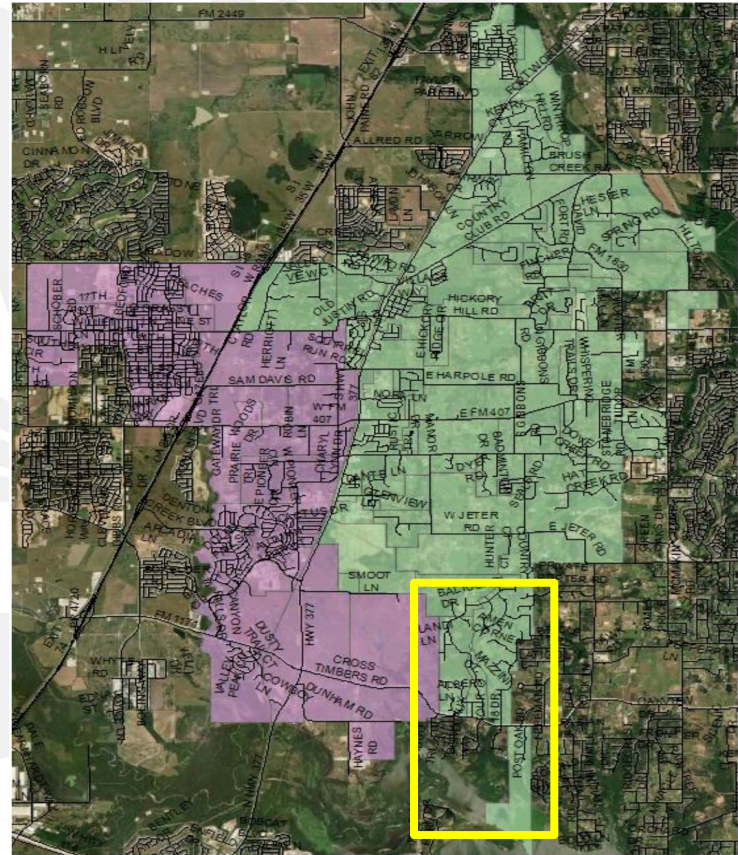
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CANYON FALLS HIGH SCHOOL	2,100	1,309	1,484	1,570	1,720	1,889	2,042	2,146	2,251	2,375
HWY 377 HIGH SCHOOL	1,300	735	796	935	1,012	1,069	1,120	1,159	1,177	1,259
TOTAL	3,400	2,043	2,280	2,505	2,732	2,958	3,162	3,305	3,428	3,633

This is WITH a FM Furst Ranch rezone.

# Additional Consideration

- Asked during last meeting about the section notated in the image - *choice for which feeder?*
- During original rezone, Tour 18 residents provided feedback to zone East as they use Shiloh.
- During this discussion, Montalcino Estates residents provided feedback to zone West as they use 377.
- Approximately 10 students per grade level
- **Transportation Department Recommendation:**
  - Better suited for transportation LHS/AMS
  - Eliminates the need to cross railroad tracks multiple times each day, most hazardous aspects of a bus route.
  - Each railroad crossing requires a mandatory stop, which increases route time and leads to further delays when buses are stopped by passing trains.
  - MB/GMS transport adds to congestion in an already high-traffic area.
  - Currently, path is 1171 to 377; however drivers do communicate and if 377 is high traffic they use Shiloh.
  - When construction begins on 377, they will exclusively use Shiloh.
- Board can discuss considerations to:
  - Leave in East zone, as is
  - Move to West zone
  - Leave in East zone and provide choice to attend West



# Planning Today. Protecting Tomorrow.

*Long Range Planning: Preparing Beyond Today's Enrollment*

**Original Presentation**

March 23, 2026



2025-2026

# What started with ONE big question...

How do we meet today's **growth challenges** without **overbuilding** and creating **underutilized** facilities in the future?

...led to a deeper look at **grade spans and feeder patterns** because these are **the levers** that most directly affect **facility utilization over time.**



# Which led to 4 more Questions...

## **Temporary Campus Configuration**

How can we effectively separate 6th-grade students from high school students while Argyle Middle School is temporarily housed at Legacy High School?

## **Future Elementary Zoning Adjustments**

As the district prepares to open its *fifth* elementary school, how do we minimize zoning adjustments and reduce disruption for families and established neighborhoods?

## **Feeder Pattern Alignment**

Are our current feeder patterns structured to provide the greatest flexibility and continuity for staff and students across the district?

## **Administrative and Operations Capacity**

As the district continues to grow, how can we strategically address the increasing need for administrative and operational space across Argyle ISD?



# Therefore, by Utilizing Think Tanks...

- Administration's internal study of demographic reports
- Request for demographic report audit
- District Funding & Finance Committee
- Regional Superintendent Cohort



# We were led to this *Purpose Statement*...

This long-range planning effort exists to **thoughtfully balance growth** and **sustainability** with current bond programs.

As a fast-growing district, we must **plan for today's needs while protecting** the district and its stakeholders from **overbuilding** and facing **underutilized** campus facilities in the years to come.

By **studying** enrollment trends, facility usage, and future capacity, we aim to create the most fiscally responsible plan—**one that meets student needs now without creating challenges 15–20 years from today.**



# The Study



2025-2026

# Elementary Forecasting & Facilities - 10 Years

Elementary 10 Year Forecast									
	HT	ASE	AWE	JRE	MBE	ES 6	PK-5th Projected Enrollment	Total Seats	Seats Available
2026-27	Open	Open	Open	Open	NA	NA	3416	3300	-116
2027-28	Open	Open	Open	Open	Open	NA	3606	4150	544
2028-29	Open	Open	Open	Open	Open	NA	3829	4150	321
2029-30	Open	Open	Open	Open	Open	Open	3957	5000	1043
2030-31	Open	Open	Open	Open	Open	Open	4180	5000	820
2031-32	Open	Open	Open	Open	Open	Open	4390	5000	610
2032-33	Open	Open	Open	Open	Open	Open	4463	5000	537
2033-34	Open	Open	Open	Open	Open	Open	4553	5000	447
2034-35	Open	Open	Open	Open	Open	Open	4550	5000	450
2035-36	Open	Open	Open	Open	Open	Open	4522	5000	478

There are a lot of open seats, so... can we rethink the configurations?



# Middle School Forecasting & Facilities - 10 Years

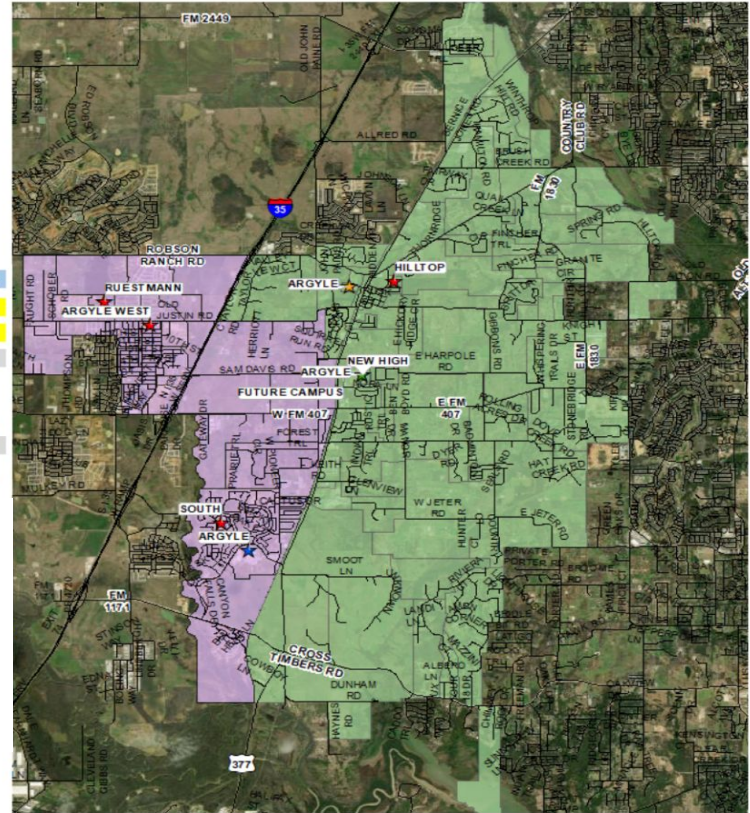
**AISSD Board-Approved  
December 16, 2024**

## Middle School Boundary Scenario -

SCHOOL	CAPACITY	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Argyle 377 - 6TH Grade Campus		175	178	206	211	288	303	327	370	401	444
Argyle 377 - 7TH & 8TH Grade Campus	1,200	318	340	384	446	502	593	667	685	734	805
<b>TOTAL</b>	<b>1,200</b>	<b>493</b>	<b>518</b>	<b>590</b>	<b>657</b>	<b>790</b>	<b>896</b>	<b>994</b>	<b>1,055</b>	<b>1,135</b>	<b>1,249</b>
Argyle 407 - 6TH Grade Campus	730	373	384	439	415	461	415	412	420	425	431
Argyle 407 - 7TH & 8TH Grade Campus	1,300	731	825	911	962	983	1,009	1,048	994	1,003	1,039
<b>TOTAL</b>	<b>2,030</b>	<b>1,104</b>	<b>1,209</b>	<b>1,350</b>	<b>1,377</b>	<b>1,444</b>	<b>1,424</b>	<b>1,460</b>	<b>1,414</b>	<b>1,428</b>	<b>1,470</b>
<b>TOTAL</b>		<b>1,597</b>	<b>1,727</b>	<b>1,940</b>	<b>2,034</b>	<b>2,234</b>	<b>2,320</b>	<b>2,454</b>	<b>2,469</b>	<b>2,563</b>	<b>2,719</b>

Data used in December 2024.

What we currently have here is exceeding capacity for AMS (East Zone) for grades 6-8th in 2034-35.



# High School Forecasting & Facilities - 10 Years

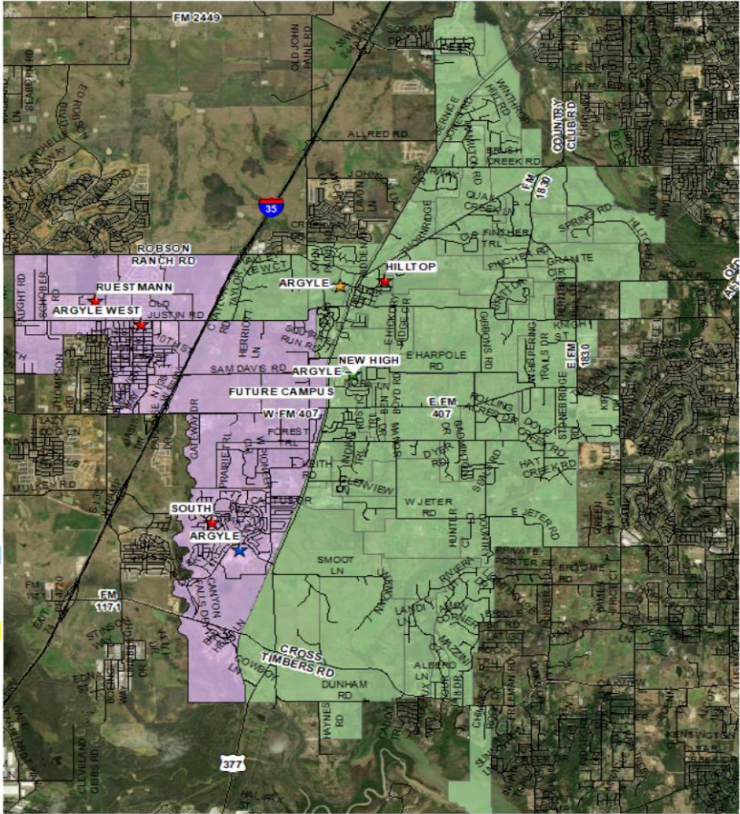
**AISD Board-Approved  
December 16, 2024**

**What we currently have here is exceeding capacity for LHS (East Zone) for grades 9-12th in 2030-31.**

High School Boundary Scenario -

SCHOOL	CAPACITY	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
CANYON FALLS HIGH SCHOOL	2,100	1,311	1,455	1,548	1,662	1,742	1,845	1,910	1,931
HWY 377 HIGH SCHOOL	1,300	882	1,018	1,157	1,321	1,461	1,620	1,745	1,829
TOTAL	3,400	2,193	2,473	2,705	2,983	3,203	3,465	3,655	3,760

**Data used in December 2024.**



# Back to the ONE big question...

How do we meet today's **growth challenges** without **overbuilding** and creating **underutilized** facilities in the future?

After a deeper look at **enrollment projections, grade spans and feeder patterns**, what if...



# What if...

## Reconfigure into ES/IS/MS/HS model?



and



# The Numbers with 6 Elementary Schools (PK-5)

Based on 2026 Winter Demographic Report

	PK-5th Projection	Capacity	ES Seats Available
*2027/28	3606	4,150	544
2028/29	3829	4,150	321
**2029/30	3957	5,000	1,043
2030/31	4180	5,000	820
2031/32	4390	5,000	610
2032/33	4463	5,000	537
2033/34	4553	5,000	447
2034/35	4550	5,000	450
2035/36	4522	5,000	478
*Open Michael Ball Elementary 5			
**Open Elementary 6			



# The Numbers with 5 Elementary Schools (PK-4)

Based on 2026 Winter Demographic Report

	<b>PK-5th Projection</b>	<b>Remove 5th Grade</b>	<b>PK-4th Projection</b>	<b>Capacity</b>	<b>ES Seats Available</b>
*2027/28	3606	571	3035	3,300	265
2028/29	3829	635	3194	3,300	106
**2029/30	3957	594	3363	4,150	787
2030/31	4180	633	3547	4,150	603
2031/32	4390	717	3673	4,150	477
2032/33	4463	678	3785	4,150	365
2033/34	4553	711	3842	4,150	308
2034/35	4550	710	3840	4,150	310
2035/36	4522	742	3780	4,150	370

\*Open Michael Ball Elementary 5 as an Intermediate School  
\*\*Open Elementary 6 (technically 5 elementary campuses)



# The Numbers for MBIS/GMS Configuration

Ten Year Projection Totals by Year for MBIS/GMS - <i>CURRENT ZONING</i>								
Year	5th	6th	MBIS (850)	7th	8th	GMS (1200)	Total 5-8th (2,050)	
2027/28	420	470	890	430	470	900	1,790	
2028/29	450	460	910	490	450	940	1,850	
2029/30	400	480	880	470	510	980	1,860	
2030/31	390	410	800	500	480	980	1,780	
2031/32	410	410	820	440	510	950	1,770	
2032/33	390	450	840	430	450	880	1,720	
2033/34	370	400	770	490	460	950	1,720	
2034/35	340	390	730	430	510	940	1,670	
2035/36	360	380	740	430	460	890	1,630	

Updated with 2026 Winter Demographer Report

**Based on CURRENT zoning.**

# The Numbers for AIS/AMS Configuration

Ten Year Projection Totals by Year for AIS/AMS - <i>CURRENT ZONING</i>							
Year	5th	6th	AIS (5-6th) temp	7th	8th	AMS w/ LHS temp	
2027/28	150	170	320	180	180	360	
2028/29	180	190	370	200	200	400	
<b>New Argyle Middle School Opens (grades 5-6 and 7-8)</b>							<b>Total Capacity (1,200)</b>
<b>*2029/30</b>	<b>190</b>	<b>240</b>		<b>230</b>	<b>230</b>		<b>890</b>
2030/31	250	260		280	270		1,060
2031/32	310	300		280	310		1,200
2032/33	290	350		350	310		1,300
2033/34	340	370		400	370		1,480
2034/35	370	420		420	440		1,650
2035/36	380	430		470	430		1,710
*New school opens Updated with 2026 Winter Demographer Report							

**Based on CURRENT zoning.**



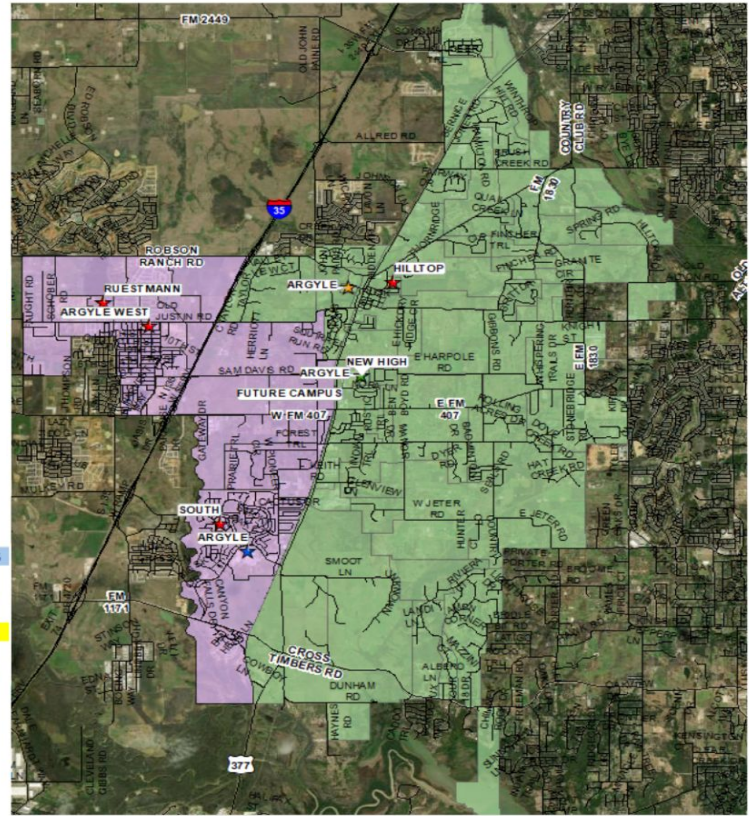
# Remember: The Numbers for LHS & AHS

**AISSD Board-Approved  
December 16, 2024**

## Current Zones

High School Boundary Scenario -

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<b>TOTAL</b>	<b>3,400</b>	<b>2,193</b>	<b>2,473</b>	<b>2,705</b>	<b>2,983</b>	<b>3,203</b>	<b>3,465</b>	<b>3,655</b>	<b>3,760</b>



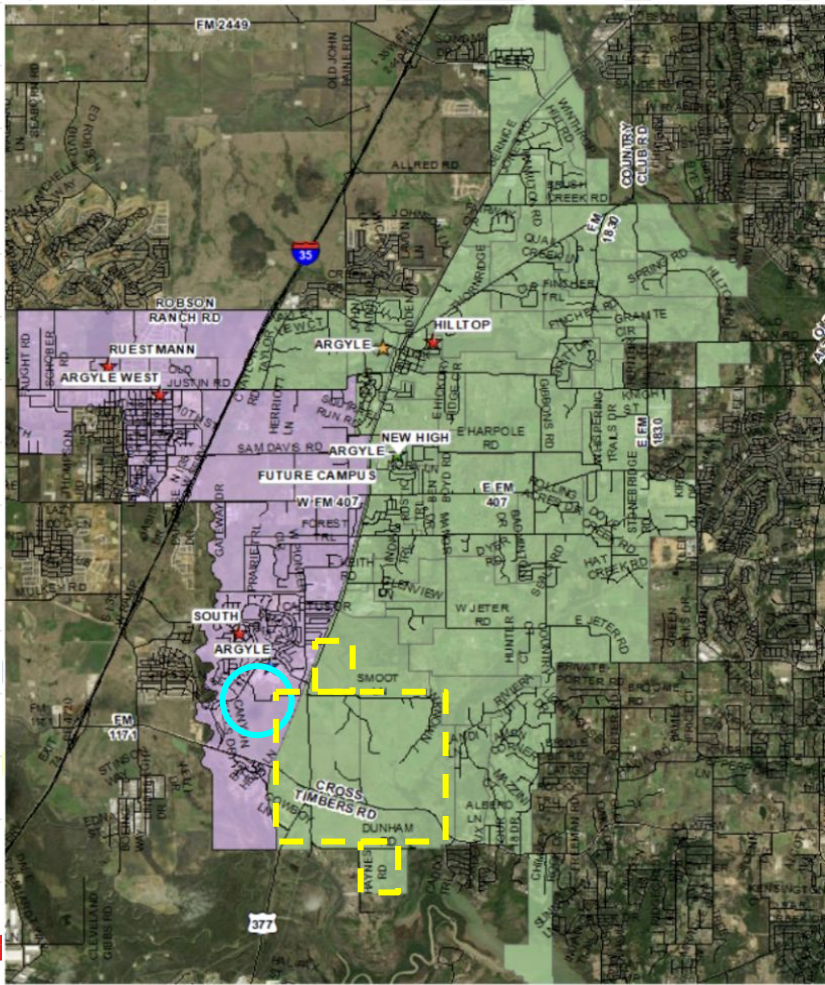
# So We Asked...

What MS/HS boundary adjustments could be considered that address future zoning challenges without impacting **currently occupied** housing developments?

- **Brookview?** *Already in the GMS/AHS Feeder*
- **Furst Ranch (Oakstream/FM Portion)?**

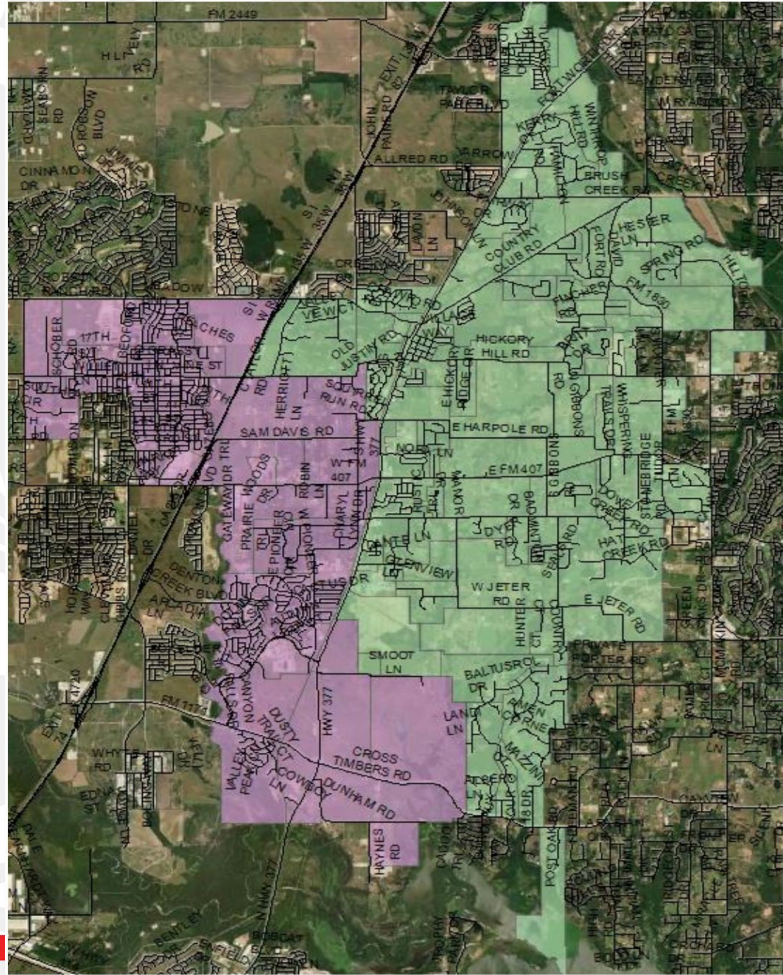


# Current Undeveloped/Unoccupied Developments



**Brookview?**  
Already in  
the  
GMS/AHS  
Feeder

**Furst  
Ranch?**  
(Oakstream/  
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**This is WITH a FM Furst Ranch rezone.**



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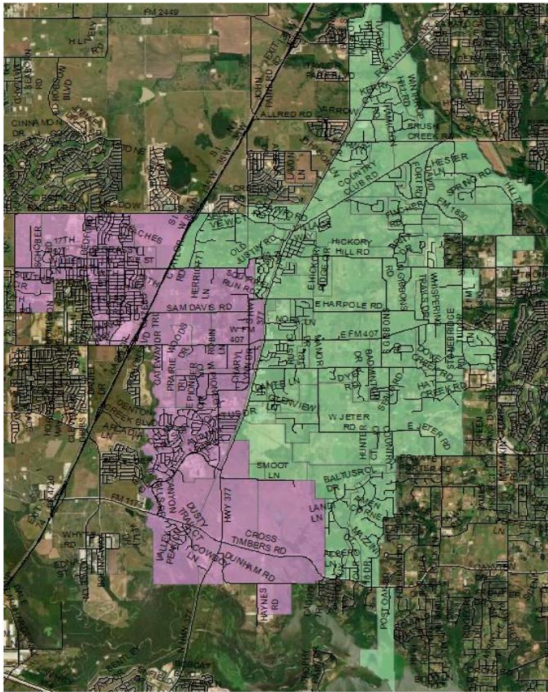
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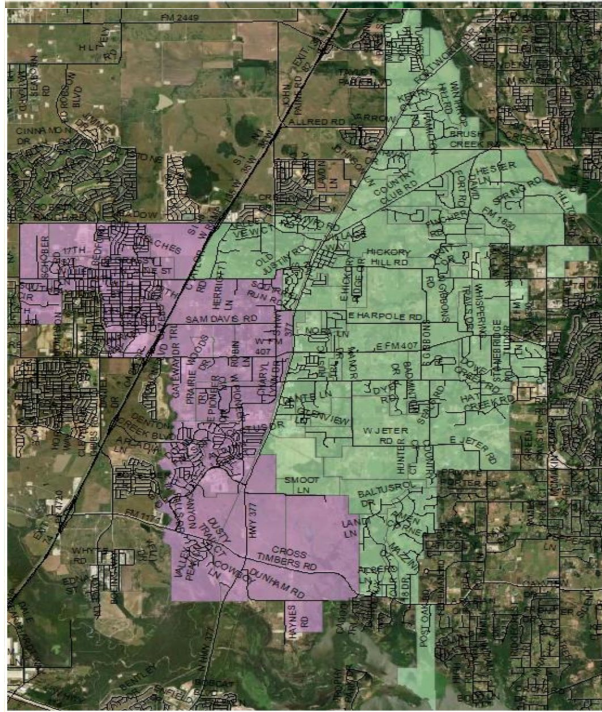
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# The Analysis



# Benefits & Operational Factors of a Reconfiguration & Rezone

<b>Benefits to Creating a 5-6th and 7-8th Model for GMS &amp; Rezoning of Furst Ranch for GMS/AHS</b> <i>Michael Ball Intermediate School (5-6th) &amp; Scott Gibson Middle School (7-8th)</i>	<b>Operational Factors</b>
Eliminates a need to rezone Elementary attendance zones for 2027-28 - <b>Great for families</b>	Working with architects to make minimal adjustments to current design - <b>Temporary challenge for construction department</b>
Frees up 24 classrooms across the four current elementary campuses (6 at each) to accommodate growth - <b>Great for growth</b>	Potential capacity issues with current middle school zones in 2034-35 - <b>Challenge for capacity utilization</b>
Addresses having approximately <b>400 empty elementary seats</b> in the next 10 years (per demographer projections) by having 5 elementary schools (PK-4th) instead of 6 (PK-5th) - <b>Great for campus utilization</b>	SGC 6th grade teachers move from 800 Eagle Drive to MBIS in 2027-28 - <b>Temporary challenge for staff</b>
Addresses continual municipal traffic concerns to get in and out 800 Eagle Dr (current SGC) & one less transition/drop off location for parents of multiple students - <b>Great for families, community traffic and partnership with the Town</b>	AMS 6th grade teachers return to 800 Eagle Drive for 2027-28 and 2028-29 until new AMS opens - then permanent home at new AMS starting in 2029-30 - <b>Temporary challenge for staff</b>
Addresses issue for future Administration & Operations overflow by allowing space at 800 Eagle Dr (current SGC) - <b>Great for growth</b>	
Pairs a 5-6th campus on same site as 7-8th campus, allowing 6th graders access to middle school band and athletics facilities - <b>Great for programming &amp; staffing</b>	
Allows more efficiency for shared staff between 6th grade and 7-8th campus <b>Great for programming &amp; staffing</b>	
Creates a more fluid feeder pattern of 5-8th with corresponding 9-12th campus - <b>Great for students, staff, families, and programs</b>	



# Benefits & Operational Factors of a Reconfiguration & Rezone

<b>Benefits to Creating a 5-6th and 7-8th Model for AMS &amp; Rezoning of Furst Ranch for AMS/LHS</b> <i>Argyle Intermediate &amp; Middle School (5-8th Grade)</i> <i>Intentional Separation &amp; Shared Common Spaces</i>	<b>Operational Factors</b>
Eliminates a need to have 6th graders temporarily housed in Legacy HS (2027-28 and 2028-29) - <b>Great for students</b>	Temporary usage of 800 Eagle Drive (Argyle Intermediate School) for 5th & 6th graders in the East Zone until 2029-30 when new campus opens - <b>Temporary challenge of building change</b>
Eliminates a need to rezone Elementary attendance zones for 2027-28 - <b>Great for families</b>	Work with architects to intentionally design the school to have proper separation between 5-6th and 7-8th, yet allow for shared common spaces (cafe, library, etc) - <b>Temporary challenge for construction department</b>
Addresses having over 400 empty elementary seats in the next 10 years (per demographer projections) & Frees up 24 classrooms across the four current elementary campuses (6 at each) to accommodate growth - <b>Great for campus utilization &amp; growth</b>	Staff Transitions - <b>Temporary challenge for staff</b> <ul style="list-style-type: none"> <li>• 5th grade teachers move to 800 Eagle Drive 2027-28 and 2028-29 (<i>double move</i>)</li> <li>• 6th grade teachers move to AMS for 2026-27 and back to 800 Eagle Drive 2027-28 and 2028-29 (<i>triple move</i>)</li> <li>• All move to new location <b>permanently</b> in 2029-30 - <b>Great for staff</b></li> </ul>
Addresses LHS capacity issues in 2030 by shifting a non-occupied neighborhood to AHS zone - gives 4 additional years to determine HS needs - <b>Great for campus utilization</b>	Potential capacity issues with current middle school zones in 2034-35 - <b>Challenge for capacity utilization</b>
Pairs a 5-6th campus on same site as 7-8th campus, allowing 6th graders access to middle school band and athletics facilities - <b>Great for programming &amp; staffing</b>	
Allows more efficiency for shared staff between 6th grade and 7-8th campus - <b>Great for programming &amp; staffing</b>	
Creates a more fluid feeder pattern of 5-8th with corresponding 9-12th campus - <b>Great for students, staff, families, and programs</b>	

# The Numbers - A Summary

- **Slide 12:** Well over 400 available seats in 9-10 years if we operate 6 Elem Schools (PK-5)
- **Slide 13:** Approximately 350 available seats in 9-10 years if we operate 5 Elem Schools (PK-4)
- **Slide 14:** MBIS/GMS would have 400 available seats in 9-10 years with **current** zones
- **Slide 15:** AIS/AMS would exceed by over 500 seats in 9-10 years with **current** zones
- **A rezone** of FM Furst Ranch could shift students to closer balance in seats available and projected enrollment
- **Leaving** us approximately **150 students** in grades 5-8th to consider as overage in 9-10 years and consider next steps



# Next Steps

**The Challenge:** Understand the **time sensitivity** of making recommendations and decisions due to construction of the Michael Ball campus.

## Considerations

- Consider rezoning the undeveloped and vacant FM Furst Ranch?
- What to do for exceeding MS capacity at AMS beginning in **2032-33** if no rezone? Bond committee? 35 acres at FM Furst Ranch?
- What to do for exceeding capacity at LHS in **2030-31** (if FM Furst Ranch is not rezoned) **or** at AHS in **2032-33** (if FM Furst Ranch is rezoned)? Bond committee?

## Board Discussion & Decision Timeline

- **March 23, 2026** - Board Regular Meeting - *Information Only*
- **April 8, 2026** - Board Special Meeting & Budget Workshop - *Discussion & Consider Action*
- **April 20, 2026** - If Needed - Board Regular Meeting - *Discussion & Consider Action (deadline)*



# Questions & Discussion

