

To: Planning & Zoning Commission

Item No. 3i

From: Dakari Hill, Senior Planner

Through: David Soto, Planning Manager

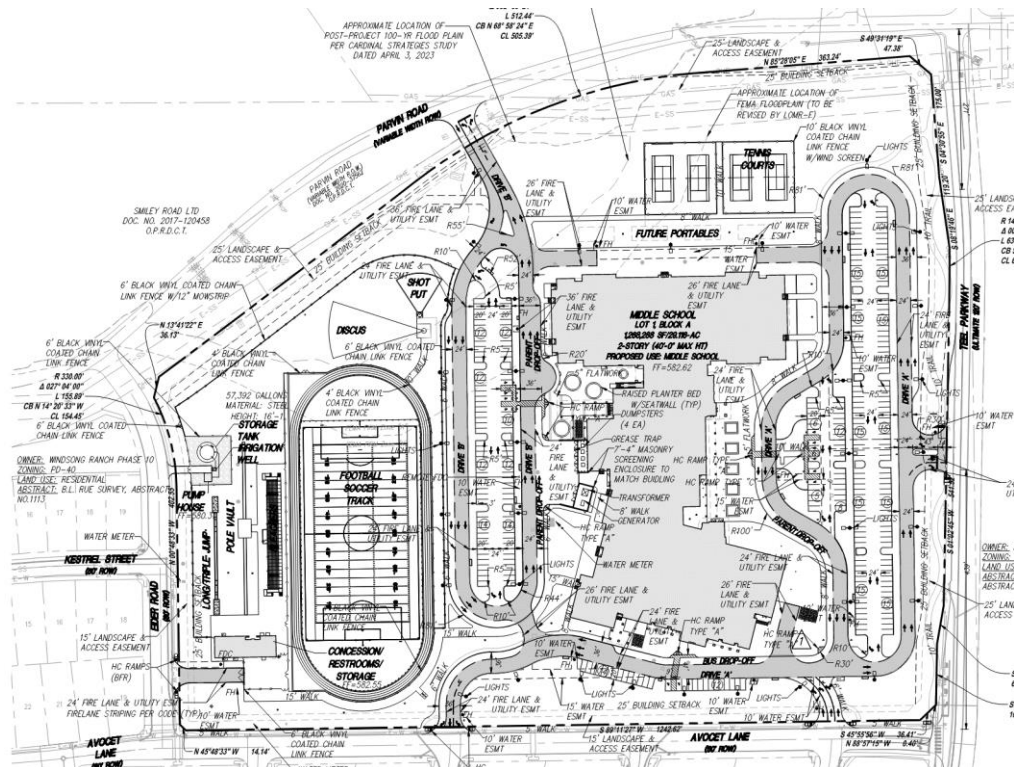
Re: Planning & Zoning Commission Meeting – July 18, 2023

Agenda Item:

Consider and act upon a request for a Site Plan for a Public School, on 29.1± acres, located on the southwest corner of Parvin Road and North Teel Parkway. The property is zoned Planned Development-40 (PD-40) Windsong Ranch. (DEVAPP-23-0070)

Description of Agenda Item:

The Site Plan shows a 2-story, 218,713 square foot building for a middle school as shown below:



Access will be provided from Parvin Road, North Teel Parkway, and Avocet Lane. The Site Plan (DEVAPP-23-0070) conforms to the Planned Development-40 (PD-40) development standards. In addition, four temporary buildings are allocated for potential future use.

As a companion item, the Final Plat (DEVAPP-23-0071) is also on the Planning & Zoning Commission agenda for July 18, 2023.

Attached Documents:

1. Location Map
2. Site Plan

Town Staff Recommendation:

Town staff recommends approval of the Site Plan, subject to:

1. Town staff approval of civil engineering, irrigation plan, open space plan, façade, and address plan.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.