



PLANNING

To: Planning & Zoning Commission **Item No. 3c**
From: Jerron Hicks, Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Site Plan for Rucker Elementary School Addition, Block A, Lot 1
Meeting: March 4, 2025

Agenda Item:

Consider and act upon a request for a Site Plan for an Elementary School on Rucker Elementary School Addition, Block A, Lot 1, on 20.0± acres, located on the west side of Craig Road and 310± feet south of First Street. (DEVAPP-24-0154)

Future Land Use Plan:

The Future Land Use Plan designates this area as the Town Center District.

Zoning:

The property is zoned Single Family-15.

Conformance:

The Site Plan conforms to the development standards of Single Family-15.

Description of Agenda Item:

The Site Plan consists of two elementary schools. The first school is an existing 74,323 square foot elementary school. The second school is a new 92,459 square foot elementary school with playgrounds and associated parking. Both schools will remain on the property and the future use of the older building will be determined later.

Access:

Access is provided from Craig Street.

Landscaping, Open Space, and Screening:

The proposed development complies with all landscaping, open space, and screening requirements.

Screening is required adjacent to the residential subdivision located south of the school property. The applicant proposes the use of a living screen, and the landscape plan showing the placement and species of trees is attached. There are no homes that back to the school property. Instead, there is a street to the south of the site with homes that would face the proposed living screen. Town Staff recommends approval of the living screen.

Companion Item:

As a companion item, the Final Plat (DEVAPP-24-0155) is on this Planning & Zoning Commission agenda.

Attachments:

1. Location Map
2. Site Plan
3. Landscape Plan

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan with a living screen along the southern property line.