



PLANNING

To: Planning & Zoning Commission

Item No. 3c

From: Dakari Hill, Senior Planner

Through: David Soto, Planning Manager

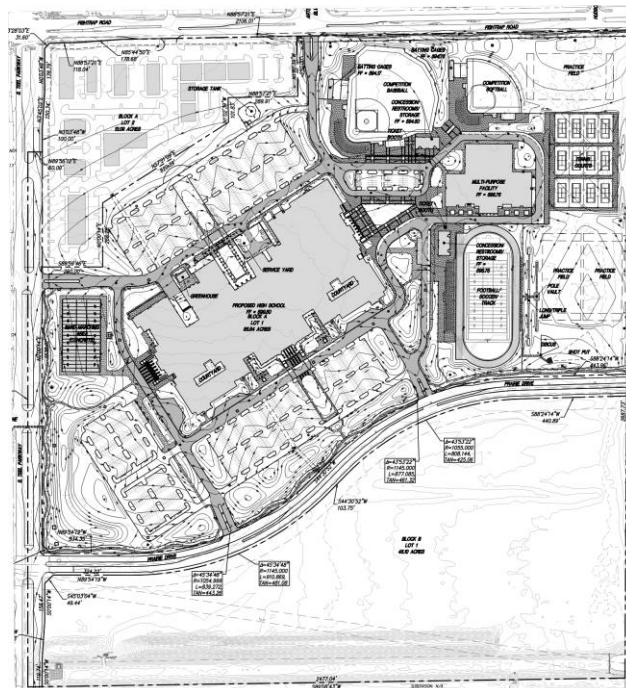
Re: Planning & Zoning Commission Meeting – May 16, 2023

Agenda Item:

Consider and act upon a request for a Preliminary Site Plan for a Public School and Commercial Development, on 143.7± acres, located on the southeast corner of Fishtrap Road and South Teel Parkway. The property is zoned Planned Development-48 (PD-48) Grey Tract 163. (DEVAPP-23-0023)

Description of Agenda Item:

The Preliminary Site Plan shows a 621,434 square foot building for a public high school with a 75,556 square foot multi-purpose facility as shown below:



Access will be provided from Prairie Drive, South Teel Parkway, and Fishtrap Road. The Preliminary Site Plan (DEVAPP-23-0023) conforms to the Planned Development-48 (PD-48) development standards.

As a companion item, the Conveyance Plat (DEVAPP-23-0040) is also on the Planning & Zoning Commission agenda for May 16, 2023.

Attached Documents:

1. Location Map
2. Preliminary Site Plan

Town Staff Recommendation:

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

1. Town staff approval of preliminary water, sewer, and drainage plans.
2. Town staff approval of all emergency access, fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.