



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Consider, and act upon, an amended Site Plan for Fire Station # 2 classroom portable, being on Lot 1, Block A of Wylie Fire Station No. 2, for a commercial use on 7.505 acres, located at 555 Country Club Road.

Recommendation

Motion to **approve** as presented

Discussion

OWNER: City of Wylie

APPLICANT: City of Wylie

The applicant is proposing to place a 699 square feet portable building on 7.505 acres located on Lot 1, Block A of Wylie Fire Station No. 2 at 555 Country Club Road. The property is zoned within the Agricultural District (AG/30) zoning and contains the City of Wylie's Fire Station # 2, which is allowed by-right. The amended site plan is presented to the Commission as required by the Zoning Ordinance due to the addition of floor area.

The existing fire station on the property was constructed in 1998. The Final Plat for the property was recorded in August of 1998. The portable building is to be used for classroom and/or meeting space and is proposed to be placed on the west side of the property with pedestrian access from the existing parking lot with the construction of a ramp. The proposed use is allowed by right as an accessory use to the fire station.

The portable structure was donated by Wylie ISD. The use of the structure is to function as a workspace for classroom-based curriculum, instruction briefings, and certifications. The portable shall have a maximum occupancy of 25.

The Zoning Ordinance requires a minimum parking ratio per the needs of the Fire Station. Staff has determined that the proposed parking is in compliance by providing a total of 33 spaces with 19 being existing and 14 being added. Two of those parking stalls are ADA accessible and located on the south side of the existing fire station. Code-compliant ADA-accessible ramps and matching flatwork connections will be installed to guarantee universal access from the parking areas to the main entry point.

The portable's exterior material shall be repainted to match the color scheme of other buildings on the training field at Station #2. An example of the proposed colors is provided in the packet.

As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.