



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 1

### Subject

Consider, and act upon, a Site Plan for Lot 1, Block A of Wylie I.S.D. School Complex for the development of an Intermediate and Junior High School on 47.463 acres. Property generally located near 1204 Kreymer Lane.

### Recommendation

Motion to approve as presented.

### Discussion

**OWNER: Wylie Independent School District**

**APPLICANT: RLK Engineering & PBK Architects**

The applicant is proposing to develop an Intermediate school that measures 138,048 sq.ft, a Junior High School that measures 165,875 sq.ft. for the Wylie Independent School District to be located on Lot 1, Block A of Wylie I.S.D School Complex on 47.463 acres, generally located near 1204 Kreymer Lane. The property is zoned Agricultural (AG/30) and allows for the proposed use by-right.

The Preliminary Plat for this development is on the consent agenda.

The development is providing 481 parking spaces with 16 being ADA accessible. The site contains fire lane access & utility easements with driveway entrances from Kreymer Lane, Mossy Oak Lane and East Brown Street.

The drive aisle is configured in a manner that allows for vehicle stacking for school services and activities. The construction of sidewalks shall be required along Kreymer Lane and Mossy Oak Lane. There is an existing sidewalk along East Brown Street.

The site provides 51.5% of landscaped area with landscaping along Kreymer Lane, Mossy Oak Lane and the parking areas. A football field with a walking track and four tennis courts are also being proposed with this site plan review.

The proposed exterior material consists of brick, stone, metal and wood. The entrances are enhanced with columns that brace an aluminum canopy. The max height of the structure is 38'9" and allows for two story structures. The structure shall be required to be sprinkled.

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.

The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.