



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 1

### Subject

Consider, and act upon, a Site Plan for a daycare center use on 1.276 acres, property located at 7940 E Parker Road.

### Recommendation

Motion to **approve** as presented.

### Discussion

**OWNER: Little's Academy LLC**

**APPLICANT: Vilbig & Associates**

The applicant is proposing to develop a 9,922 sq.ft day care center on 1.276 acres located on Lot 1, Block A of Stone 2514 Addition. The property was zoned Commercial Corridor from Agricultural in August of 2020 for the intended purpose of being developed as a daycare use.

The development is currently planned for eight classrooms and provides 33 parking spaces with two of them being ADA accessible. In September of 2021 the applicant was granted a variance allowing for up to 10 classrooms with the 33 parking space count (ZBA 2021-14), while leaving the overall building at the same 9,922 square feet.

The site is in compliance with the landscaping requirements by providing 41% of landscaped area.

Access to the site is proposed from a driveway that loops around the site from E Parker Road and includes the fire lane.

The structure's exterior material consists of brick, limestone veneer, and cap stone. The structure also provides an attached covered drop off canopy.

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.