



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Consider, and act upon, a site plan amendment for W.I.S.D. CTE and AG Center, being on Lot 1, Block A of Wylie I.S.D. CTE & AG Center, for a school facility use on 37.818 acres. Property generally located at 1301 Hensley Lane.

Recommendation

Motion to **approve** as presented

Discussion

OWNER: Wylie Independent School District

APPLICANT: PBK

The applicant is proposing to amend the site plan of the Wylie Independent School District agricultural center located on Lot 1, Block A of Wylie I.S.D. CTE & AG Center addition for improvements to the WISD agricultural center and the construction of a new career and technical education building. The property is generally located at 1301 Hensley Road. The proposed uses are allowed by right within the current zoning of Agriculture (AG/30).

The property shall remain with existing agricultural barn structures which measure a total of 29,150 sf and will add an additional 10,342 sf show area, 5,880 sf pig barn, 2,988 sf green house and 43,235 sf career technical building.

A fire lane utility access easement is provided which loops around the entire site and shall connect to two points of access which lead to Hensley Lane.

There are 130 parking spaces provided with 10 being ADA accessible. The parking is in compliance with the requirements of the Zoning Ordinance.

Landscaping is provided throughout the new parking areas and a large portion of the green space along the northern and eastern boundaries shall remain. A total of 1,438,647 sf of open space is provided.

The civil plans for this development shall be required to prove that on-site detention was not appropriate for this development.

The exterior material of the new structure consists of brick and metal panels. Entrances are emphasized with canopies and recessed architectural features.

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.