



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 2

Subject

Consider, and act upon, a Site Plan for Lot 1, Block A of Collin College Wylie for the development of a career technical building on 7.28 acres. Property located at 391 Country Club Rd, Bldg E.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: Collin County Community College District

APPLICANT: Page Southerland Page, Inc

The applicant is proposing to develop a career technical building for the existing Collin College Campus. The proposed structure measures 66,309 square feet. The property is zoned within the Business Government District and allows for the proposed use by right. The existing Collin college has been open since 2020. This new facility will offer learning spaces for Welding, HVAC, Veterinary Technology programs and other programs to be named later.

While the project is to be completed in two phases with the first phase being the development of the main structure and nine parking spaces and phase two will include the development of 187 additional parking spaces, all required parking will be completed prior to the building being opened for students. In total the combined phases will provide 196 parking spaces with six handicapped spaces.

The site is to be accessed by a fire lane that connects to S. Collins Way. The fire lane is constructed in a manner where it is in compliance with the 150' hose lay requirements of the fire code.

An amended plat for the dedication of fire lane easements shall be required prior to a certificate of occupancy being issued for the development.

The site provides 110,122 sq.ft. of landscaping being approximately 35% of the overall landscaped area which is in compliance with the 20% minimum landscaping requirement. The landscape plan includes tree plantings primarily along street frontage, parking areas and along the boundary areas of the development site.

The structure's exterior material consists of brick veneer, tilt wall construction and metal panels. The elevations provide architectural offsets with a variety of exterior building materials that will match the existing campus. The southern elevation which will be viewable from Country Club Road has enhanced architectural features with large campus lettering.

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.