



# 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 Kreymer Elementary School for the development of an elementary school on 10.120 acres. Property located at 1200 East Brown.

### Recommendation

Motion to approve as presented.

### Discussion

**OWNER: Wylie Independent School District**

**APPLICANT: RLK Engineering & PBK Architects**

The applicant is proposing to develop an elementary school for the Wylie Independent School District that measures 106,685 sq.ft. to be located on Lot 1, Block A of Kreymer Elementary School on 10.120 acres, located at 1200 East Brown. 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 166 parking spaces with six being ADA accessible. The site contains fire lane access & utility easements with driveway entrances from East Brown Street and Springdale Way. The fire lane width when adjacent to the main structure has been increased to 26' due to the proposed height of the school being 33'. 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 Springdale Way and Camelot Drive.

The development shall be required to provide two deceleration lanes on East Brown Street located at the driveway entrance and at the turn into Springdale Way.

The site is providing 49% of landscaped area with landscaping along Camelot Drive, Springdale way and the parking areas. Tree plantings were unfeasible near East Brown Street due to existing power lines and utility easements. The area shall remain with open green space.

The proposed exterior material consists of brick, stone, metal and wood. The max height of the structure is 33'3". 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.