



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 Hartman Elementary School Addition for the development of an early childhood center on 7.963 acres. Property located at 510 South Birmingham Street.

Recommendation

Motion to approve as presented.

Discussion

OWNER: Wylie Independent School District

APPLICANT: RLK Engineering & PBK Architects

The applicant is proposing to renovate an existing elementary school for the Wylie Independent School District on Lot 1, Block A of Hartman Elementary School on 7.963 acres, located at 510 South Birmingham Street. The property is zoned Single Family 10/24 (SF 10/24) and allows for the proposed use by-right.

The development is adding 129 parking spaces for a total of 209 parking spaces with seven being ADA accessible. The site contains fire lane access & utility easements with driveway entrances from Williams Street and South Birmingham Street. The drive aisle is configured in a manner that allows for vehicle stacking for school services and activities.

Bermuda grass is proposed to be planted surrounding the new parking areas and along the western border of the property. The existing playground area shall be removed and replaced with a new synthetic turf play surface. The new enclosed play area measures 8,606 sq.ft. with a max wall height of 16'. The exterior material consists of masonry veneer color matched to the existing building with metal wall panels.

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 Amending Plat for this development is on the consent agenda.