



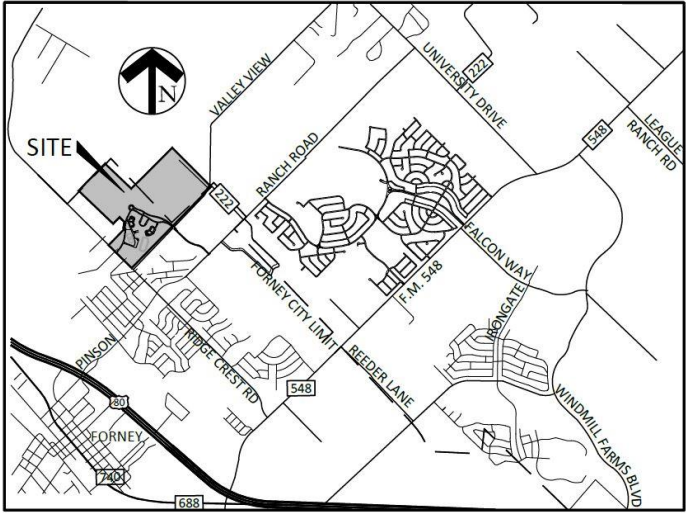
Planning and Zoning Commission Agenda Item Summary Report

Meeting Date: December 1, 2022	Submitted by: A.C. Dixon
Item Title:	
Discuss and consider approval of a site plan for Ed Wilson Elementary School, located northeast of the intersection for Hillside Drive and Innovation Boulevard.	
Public Hearing Item [] Consent/Action Item [X]	Documentation Attached: Site Plan Elevation Plans Landscape Plan

Item Summary:

Huckabee Inc, representing the property owner, requests approval of a site plan for the new Ed Wilson Elementary School. The purpose of the request is to establish the site design for a new elementary school.

Image 1: Location Map



Current Standards:
The proposed building is located on the 12.85-acre property. The proposed building is 112,532 square feet. This property is located within the SF-20, Single Family Dwelling District and the AG, Agricultural District. A Public School is permitted by right in both of these zoning districts.

Site Plan:
The proposed building is 112,532 square feet. The proposed building has one hundred sixty-one (161) parking spaces which meets the requirements of City of Forney Zoning Ordinance Section 38.6.

Any signage shown will require a separate review and permit.

The landscape plan complies with Section 39 of the Zoning Ordinance. Trees are provided along the street frontage.

Accessibility:

The property will have access from Hillside Drive and Innovation Boulevard.

Future Requirements:

If the site plan is approved, future development of the property will require approval of:

1. Civil Plans (staff approved)
2. Building Plans (staff approved)
3. Replat

Recommendation:

Staff recommends approval.