

**ITEM 5      CASE #08-09-SP – CONSIDER A RECOMMENDATION FOR A SITE PLAN**

Consider a recommendation regarding a request for a Site Plan for Commercial Development proposed to be located on Adam Bradford Survey, A-152, portion of Tract 1A03, southwest corner of Harwood Road and Bear Creek Parkway.

Chris Barker, Assistant Director of Planning and Development, gave a brief description of the case. The applicant, Verizon Wireless, represented by Barry Knight, is seeking approval of a Site Plan for construction of an approximately 31,370 square foot communications facility. The property is currently zoned PD 1474 (Planned Development 1474) and CUD 754 (Community Unit Development District), however, a Zoning Change (08-02-PD) is being concurrently considered with this site plan. Specifically, the applicant intends to construct a 31,370 square foot communications facility with associated and required parking, landscaping and screening. The facility would consist of a single, one-story structure located near the north of the property. The building will feature 100% masonry construction through the use of brick. Ingress and egress points would be provided off of Bear Creek Parkway (primary) and Harwood Road (secondary). Both of these points will be gated controlled access points highlighted by decorative masonry entry walls. A 6' ornamental fence with stone columns will surround the facility on the north, east and south elevations. The west elevation will feature a 6' masonry fence constructed of stone columns with split face masonry block walls. The proposed landscaping will exceed the landscaping requirements found in the TX 121 District Development standards. Staff has worked diligently with both the applicant as well as the Villages of Bear Creek Property Owners Association to insure that the proposed site plan, landscaping and screening meet the VOBPCOA deed restrictions and requirements. Included in your packet is a letter from Shannon Bullard, Association Manager, stating their approval and indicating their support for the project.

There were no questions among the Commission.

Commissioner Mennis made a motion to approve case #08-09-SP. Commissioner Bearden seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman May, Commissioners Zahn, Huffman, Portugal, Bearden, Mennis

Nays: None

Abstentions: None

The motion carried (7-0-0)