



CITY COUNCIL COMMUNICATION

December 13, 2011

SUBJECT: Consider a Request for a Site Plan

SUBMITTED BY: Mike Collins, Director of Planning and Economic Development

REFERENCE NO: 11-05-SP

ACTION REQUESTED:

Approve a request for a Site Plan for a Commercial Development proposed to be located on Glade Parks Addition, Block B, Lot 2, 2711 State Highway 121, concurring with the Planning and Zoning Commission's 7-0 recommendation on December 6, 2011.

ALTERNATIVES:

1. Approve the request – *simple majority*
2. Approve the request with modifications – *simple majority*
3. Deny the request – *simple majority*

SUMMARY OF SUBJECT:

Applicant: John Measles on behalf of Glade 121, LP

Location / Zoning: 1.1616 acres on Glade Parks Addition, Block B, Lot 2, 2711 State Highway 121, south of Loving Trail. The property is zoned Ordinance 1916, Glade Parks Planned Development District (PD).

Project Description: Rosa's Café is a restaurant with drive through that is proposed within an out-parcel lot within the Glade Parks development. The restaurant will be a 6,940 square foot building and be constructed of 100 percent masonry construction of a variety of stucco, stone veneer and brick.

Access to the site will be made from Rio Grande Boulevard connecting to Loving Trail. The site will have a drive through lane wrapping the building from the rear to the south façade. Staff has worked specifically with the developer to ensure that the exterior of the building will reflect the high quality standards set forth in the vision book and planned development ordinance for Glade Parks. This has been reflected in the color elevations provided.

Landscaping of the project will include nineteen trees and landscaping which will address both the highway frontage as well as the Rio Grande frontage.

The Planning and Zoning Commission recommended approval of the site plan by a vote of 7-0 at their regular meeting on December 6, 2011.

SUPPORTING DOCUMENTS:

- Exhibits
- Draft Minutes – P & Z
- Application
- Map 1, Map 2, and Map 3

APPROVED BY:

_____ **LG** _____

City Manager's Office

_____ **HH** _____

City Secretary's Office