



**CITY COUNCIL COMMUNICATION**  
February 28, 2012

**SUBJECT:** Consider a Request for a Site Plan

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

**REFERENCE NO:** 12-01-SP

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**ACTION REQUESTED:**

Consider approving a request for a Site Plan for Glade Parks Residential proposed to be located on Glade Parks Addition, Block F, Lot 1, out of the John H. Havens Survey, Abstract No. 685 and Jesse Doss Survey, Abstract No. 441, 2800 Brazos Boulevard, concurring with the Planning and Zoning Commission's 6-0 recommendation on February 21, 2012.

**ALTERNATIVES:**

1. Approve the request with modifications
2. Deny the request
3. Table the request

**SUMMARY OF SUBJECT:**

**Applicant:** The applicant is Tim Spiars representing K Hovnanian Homes (K HOV).

**Owner:** Glade 121, L.P. represented by Zachary Knutson.

**Location/Zoning:** 2800 Brazos Boulevard – Zoned PD (Planned Development)

**Project Description:** New residential construction of 128 residential lots and eight (8) open space lots on 27.334 acres of land and based on the requirements contained in the Glade Planned Development Neighborhood Residential/Commercial Sub-district. The lots will be developed with a minimum size of 5,500 square feet and a width of fifty feet (50').

A requirement unique to the Glade Parks development is submittal of a site plan for the single family residential development. This process establishes a formal review and approval to verify conformance with the approved enhanced architectural elements for the

residential design, as well as with the enhanced screening, entryway, and landscaping requirements. These requirements have been met or exceeded.

A supporting document titled Temporary Emergency Access is included with this agenda communication. Until Brazos Boulevard is extended to provide another entrance into the subdivision, this will allow secondary emergency access to be provided through Lot 10 from Red River Drive.

City staff has worked extensively with the developer and home builder to accommodate the unique features of this site and to meet the enhanced development standards of the Planned Development zoning. Staff recommends approval of the site plan.

The Planning and Zoning Commission considered this case at their February 21, 2012 regular meeting and recommended approval of the site plan by a vote of 6-0.

**SUPPORTING DOCUMENTS:**

- Site Plan
- Exhibit(s)
- Draft Minutes – P & Z
- Application
- Map 1, Map 2, and Map 3

**APPROVED BY:**

\_\_\_\_\_ **LG** \_\_\_\_\_

City Manager's Office

\_\_\_\_\_ **KS** \_\_\_\_\_

City Secretary's Office