

**CITY OF EULESS
PLANNING AND ZONING COMMISSION
FEBRUARY 2, 2016
MINUTES**

ITEM NO. 2 CASE NO. 15-12-SP – CONSIDER A REQUEST FOR A SITE PLAN

Approve a request for a Site Plan for Commercial Development proposed to be located on 3.76 acres of the Jesse Doss Survey, Abstract No. 441, located at 2401 Rio Grande Boulevard within the Glade Parks development.

Stephen Cook, Senior Planner gave a brief description of the case. 24-Hour Fitness intends to develop a 37,021 SF membership fitness club at the above described location.

Access – The site within Glade Parks is within the second phase of the Glade Parks overall master development plan. The site is located on Rio Grande Boulevard at the intersection of the southern access point from SH 121, Goodnight Trail. The fitness center will have access from both Rio Grande Boulevard and Brazos Boulevard on the west side and will have cross access with the adjacent parcels once those sites are developed.

Parking – The site contains 216 parking spaces. This exceeds the number of parking spaces required for the land use.

Landscaping – Landscaping will be placed throughout the site as the location's visibility comes from the both the Brazos Boulevard and from Rio Grande Boulevard. The site proposes landscaping and sidewalk enhancements through the parking areas. There are sidewalks connecting to both Rio Grande and Brazos Boulevard.

Exterior – The building will be designed to emulate the inline-retail already constructed in Glade Parks. Utilizing a mixture of stone and stucco with a multi-height parapet front façade. Standing seam metal will be located over the windows.

The Development Services Group has certified that the site plan is in accordance with the requirements of the Glade Parks Planned Development Ordinance.

Commissioner Ronald Dunckel asked for clarification of the 360 view that would make the building accessible all around as he was under the understanding that there was no rear entrance to the facility.

Senior Planner Stephen Cook stated that the intent was to make sure there were adequate sidewalks to allow for pedestrian access to the front of the facility.

Chairman Richard McNeese verified that the exterior would replicate that of the Glade Parks Inline.

Senior Planner Stephen Cook confirmed.

There were no further questions or comments presented by the Commission.

Vice Chairman LuAnn Portugal made a motion to approve case no. 15-12-SP. Commissioner David Brown seconded the motion. The vote was as follows:

Ayes: Chairman Richard McNeese, Vice Chairman LuAnn Portugal, Commission Members: Eric Owens, Ronald Dunckel, Steve Ellis, and David Brown.

Nays: None

Abstention: None

Chairman Richard McNeese declared the motion carried. (6-0-0)