



PLANNING AND ZONING COMMISSION COMMUNICATION

December 6, 2016

SUBJECT: Consider a Request for a Site Plan
SUBMITTED BY: Stephen Cook, AICP – Senior Planner
REFERENCE NO: 16-08-SP

ACTION REQUESTED:

Approve a request for a Site Plan for Commercial Development proposed to be located on 11.454 acres, on Plaza Grande Addition, Part of Tract A and Tract B, to be replatted as Plaza Grande Addition, Block 1, Lot 1R, located at 3200 W. Euless Boulevard.

ALTERNATIVES:

- Recommend approval of the request – *simple majority*.
- Recommend approval of the request with modifications – *simple majority*.
- Recommend denial of the request – *simple majority*.

SUMMARY OF SUBJECT:

Applicant: John Peter Smith (JPS) Health Network

Location / Zoning: 3200 W. Euless Boulevard. The property is zoned Texas Highway 10 Multi-use Zoning District (TX-10) and Planned Development (PD).

Project Description: JPS Health Network is proposing a 34,200 square foot medical clinic on undeveloped property previously used as a shopping center. The project will be a part of the larger JPS medical system and provide Tarrant County health services to local residents. The facility will have outpatient care and will also house a pharmacy. The zoning of the property is split between the TX-10 zoning district and a planned development zoning district which allowed the same uses as the community business district zoning district (C-2). The building will be a single story structure.

Access, Parking and Paving – The redevelopment of this site will utilize two access drive approaches from W. Euless Boulevard to the south and one access from Raider Drive to the east of the property. Emergency Access, Drainage and Utility Easements will be dedicated through the internal circulation of the property to adequately serve the new building. There will not be cross access between the corner lot and this site.

Parking will exceed the minimum parking required and will include twenty (20) handicapped spaces of which, six (6) will be van accessible. There will be a covered porte-cochere at the primary entrance to the building for patients and a pharmacy drive through on the east side of the building.

Landscaping – Landscaping will be installed throughout the development including extensive planting around the on-site detention pond which will surround the north and west sides of convenience store property located on the hard corner of S.H 10 and Raider Drive.

Structure – The building will be constructed out of tilt-wall panels and have a brick veneer with accent masonry veneer and wood-look surfaces.

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

SUPPORTING DOCUMENTS:

- Application
- Exhibits (including Elevations)
- Map 1, Map 2, and Map 3

APPROVED BY:

Mike Collins
Stephen Cook

Director of Planning and Economic Development
Senior Planner