



PLANNING AND ZONING COMMISSION COMMUNICATION
February 2, 2016

SUBJECT: Consider a Request for a Site Plan
SUBMITTED BY: Stephen Cook, AICP – Senior Planner
REFERENCE NO: 15-12-SP

ACTION REQUESTED:

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.

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: Amanda Mata, EIT of Graham Associates Engineers representing the property owners.

Location / Zoning: 3.76 Acres located at 2401 Rio Grande Boulevard. This property will be platted as Glade Parks Addition Block K, Lot 6. The property is zoned Planned Development Zoning District (PD).

Project Description: 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.

SUPPORTING DOCUMENTS:

- Application
- Site Plan / Landscape Plan
- Elevations
- Map 1, Map 2, and Map 3

APPROVED BY:

Mike Collins
Stephen Cook

Director of Planning and Economic Development
Senior Planner