



CITY COUNCIL COMMUNICATION

January 12, 2016

SUBJECT: Consider a Request for a Site Plan

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

REFERENCE NO: 15-10-SP

ACTION REQUESTED:

Approve a request for a Site Plan for Commercial Development proposed to be located on 6.00 acres of the John H. Havens Survey, Abstract No. 685, portion of tract 2A9 within the Glade Parks Development.

ALTERNATIVES:

- Approve the request with modifications
- Table the request
- Deny the request

SUMMARY OF SUBJECT:

Applicant: Zach Knutson, representing North Rock Real Estate.

Location / Zoning: 6.00 Acres west of Brazos Blvd and south of Red River Drive. This property will be platted as Glade Parks Addition Block J, Lot 1. The property is zoned Planned Development Zoning District (PD).

Project Description: North Rock Real Estate intends to develop a 52,250 SF movie theater at the terminus (west) end of what will be Chisholm Trail entering into the Glade Parks Development. This particular area was described in the Glade Parks Planned Development ordinance as an entertainment/movie theater location, therefore, the particular use was intended for this site. The front of the proposed building will face directly to SH 121. As viewed from the entrance down Chisholm Trail, the theater will be framed on both sides by the Lifestyle Center buildings, street trees, pedestrian walkways and the limited amount of on-street parking.

Site Location and Adjacent Uses – Perhaps more than any one non-residential development within the Glade Parks overall plan, the movie theater site has the most adjacency to the surrounding residential development. The site plan addresses this interaction in several ways.

- Eight (8') foot masonry wall – An eight foot masonry wall matching the color, style, and materials of the existing Glade Parks Residential Development will be installed on the west and south side of the development adjacent to the single family development. A pedestrian gate to the private park will provide residents secured, direct access to the trail and the commercial development.
- Landscape / pedestrian trail buffer – A twenty (20) to forty five foot (45) buffer yard between the adjacent single-family residential will be incorporated around the west and south sides of the development. This trail will connect between Red River Drive and Brazos Blvd, and allow pedestrians to bypass the movie theater frontage. There will be landscaping installed which allows clear visibility through the trail for safety. Additionally, trees will be planted that will grow and provide some visual buffer between the uses.
- Lighting on the site will be oriented to provide visual safety for the trail and parking areas, but will be designed through bollards along the trail and low-height lights along the curb line between the trail and the parking areas. The parking lighting instruments will be designed to shield the lighting element so it is not visible from the surrounding residential areas.
- Building lighting will be subdued and signage will be primarily located to the east (front) side of the building reducing the light interaction with the neighboring properties.

Access – Access to the site will be made through four points; two from Red River Drive on the north, and two from Brazos Blvd. on the west side of the property. There is site circulation from the parking areas surrounding the building. There are 369 on-site parking spaces. The site will also have access to parking within the Lifestyle Center's parking garage located across Brazos Blvd and slightly to the south of the building. Sidewalks and pedestrian crossings will allow safe travel between the buildings for pedestrians.

Landscaping – Landscaping will be focused on the primary entrance to the building. There will be foundation plantings along the building frontage. A mixture of hardwoods, and low-maintenance, drought tolerant plants will be installed along the trail on the west and south sides of the building.

Exterior – The movie theater's external architecture will incorporate the earth tones of Glade Parks. Built with a tilt-wall construction – the external finish will have stucco, and new materials elements simulating wood which have been incorporated within the Glade Parks pad site retail for a very modern finish which will complement the Lifestyle Center, Belk and Dave & Buster's surrounding the site.

The Planning and Zoning Commission considered this site plan at their December 15, 2015 regular meeting. The Planning and Zoning Commission voted to recommend approval with a vote of 6-0-0.

SUPPORTING DOCUMENTS:

- 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