



City Council Agenda Item Summary Report

Meeting Date: September 17			
Submitted by: P. Morgan			
Consent	Discussion Only	Public Hearing	Action/Discussion X
Item Title: Discuss and consider approval of a site plan for Children’s Lighthouse, located east of the F.M. 741 and Monitor Boulevard intersection.			
Attachments: Site Plan Building Elevations Landscape Plan			

Item Summary:

Eric L. Davis Engineering, representing the property owner, requests approval of a site plan for Children’s Lighthouse, located southeast of the F.M. 741 and Monitor Boulevard intersection. The purpose of the request is to establish the site design for a child care center.

Image 1: Location Map



Current Standards:

The property is currently vacant and undeveloped. The property consists of 1.80 acres of land zoned within the Fox Hollow Planned Development, regulated by Ordinance 12-33. The base zoning for this

property is Neighborhood Service District. Child care center is an approved use only with a conditional use permit.

Site Plan:

The proposed child care center facility consists of 11,455 square feet. Stucco and stone are the primary exterior building materials. Parking standards are met, but an exception is requested for the drop off and pick up area requirements. The zoning ordinance requires a child care facility to provide a semi-circular drop off lane with stacking spaces. The applicant is requesting an exception to the semi-circular drop off lane. The applicant prefers that only parking spaces are used instead of any drive-thru lanes for child pick up and drop off. Each parent/guardian is required to enter the building to drop off or pick up their child.

The applicant is required to provide screening along the northern property line bordering the Fox Hollow Residential Subdivision. The applicant is proposing to use rhino rock wall panels along the northern property line. The City's Building Official has determined that rhino rock is an approved masonry product. A wrought iron fence is provided on the side property lines.

The landscape plan complies with zoning regulations. Trees are provided along the street frontage and plantings are provided to screen automobile headlights facing Monitor and F.M. 741.

Accessibility:

The property has direct access to Monitor Boulevard and a proposed shared access point to F.M. 741.

Future Requirements:

If approved, future development of the property will require approval of:

1. Final Plat
2. Building Plans (staff approved)

Recommendation:

On September 5, 2019, the Planning and Zoning Commission unanimously recommended approval.