



## City Council Agenda Item Summary Report

Meeting Date: January 21, 2020			
Submitted by: P. Morgan			
Consent	Discussion Only	Public Hearing	Action/Discussion X
Item Title: Discuss and consider approval of a site plan for King Daycare, located northeast of the intersection of South F.M. 548 and F.M. 741.			
Attachments: Site Plan Building Elevations Landscape Plan			

**Item Summary:**

Claymoore Engineering, representing the property owner, requests approval of a site plan for King Daycare, located northeast of the intersection of South F.M. 548 and F.M. 741. The purpose of the request is to establish the site design for a childcare center.

**Image 1: Location Map**



**Current Standards:**

The property is currently vacant and undeveloped. The property consists of 2.36 acres of land zoned within the Fox Hollow Planned Development. The Planned Development zoning (Ordinance No. 11-26) was approved by City Council in 2004. The base zoning for this property is General Retail district. Childcare center is a permitted use within the General Retail district.

**Site Plan:**

The proposed childcare center facility consists of 14,230 square feet. Brick is the primary exterior building material. The applicant is requesting an exception to the drop off and pick up area requirements. The Zoning Ordinance requires a circular drop off lane with stacking spaces for childcare facilities. The applicant prefers that only parking spaces are used for child pick up and drop off. Staff recommends approving the exception request. Staff considers the circular lane design to be outdated and is preparing an Ordinance to remove the requirement at a future City Council meeting.

The property is located directly adjacent to Fox Hollow residential lots along the northern property line. The site plan shows that a 6' masonry wall will meet the screening requirement along the northern property line. The Zoning Ordinance requires screening when a non-residential use is adjacent to a residential use.

The landscape plan complies with zoning regulations. Trees are provided throughout the site and within the parking areas.

**Accessibility:**

The plans show that the property has shared access to South F.M. 548 and F.M. 741.

**Future Requirements:**

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

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

**Recommendation:**

On January 2, 2020, the Planning and Zoning Commission recommended approval with an exception to the Zoning Ordinance requirement for a circular drop-off lane and a stipulation that the site plan comply with TVEC requirements. Following the Planning and Zoning Commission meeting, the applicant discussed easement requirements with TVEC and agreed to revise the plan. Staff recommends approval of the site plan with the exception to the circular drop-off lane.