



CITY COUNCIL COMMUNICATION

October 28, 2008

SUBJECT: CONSIDER A REQUEST FOR A SITE PLAN
SUBMITTED BY: Mike Collins, Director of Planning and Development
REFERENCE NO: 08-11-SP

ACTION REQUESTED:

Motion to approve a request for a Site Plan for Commercial Development proposed to be located on Main Centre Addition, Block A, Lot 3 and James P Hallford Survey, A-711, Tracts 2A02, 2A02A, and 2A03, 331 N. Main Street, concurring with the Planning and Zoning Commission's 7-0 recommendation on October 21, 2008.

ALTERNATIVES:

1. Approve the request – *simple majority*
2. Approve the request with modifications – *simple majority*
3. Deny the request – *simple majority*

SUMMARY OF SUBJECT:

The applicant, The City of Euless, is seeking approval of a Site Plan for an Office Building on a 6.038 acre site located at 331 N. Main Street. The site is comprised of 2.2 acres in the Main Centre Addition, Block A, Lot 3 and 3.83 acres in the James Hallford Survey, A-711, Tracts 2A02, 2AOA, and 2A03. These tracts will be replatted to form a single parcel. The Planning and Zoning Commission was asked to consider a rezoning of the property through Case #08-04-PD, establishing C-2 as the underlying zoning and establishing office use as the only permitted use by right.

Specifically, a 32,569 square foot office building would be constructed by the City of Euless for the administrative headquarters for Redi-Mix Concrete Corp. As reflected on the site plan, the site area has been planned with sufficient parking and landscaping installed initially to accommodate future building expansion. It might be remembered that ACME Brick Corp., exclusively utilized brick as the primary building material for their new sales and training regional headquarters building on Airport Freeway. In like manner, Redi-Mix Concrete will

utilize concrete to showcase use of that building material. The office will be 100% masonry construction through a combination of Portland Cement stucco and painted concrete tilt-wall. Metal coping will be LGplaced along the roof line. Louvered metal window canopies with suspension rods and painted anchor plates will provide horizontal relief, as well as provide a handsome architectural design element. With the finished floor elevation sitting approximately ten (10) feet below street grade, the most prominent feature of the building that will be seen from N. Main Street will be the standing seam metal barrel vault with fan windows on the west end and the east end (facing Main Street).

All C-2 site development standards have been met. The landscaped area at the northeast corner of the site will be enhanced to reflect the quality standards that were incorporated into the City of Euless Main Street redevelopment project completed in 2005. The landscape plan is designed in such a manner that it will not be necessary to remove any trees to accommodate future parking installed as a result of any building expansion. A monument sign would be located in this area along the office's N. Main Street frontage. There would be entry points to the site off of N. Main Street, as well as off of Byers Court at the southwest corner of the site.

The office will serve as the Redi-Mix Concrete Corporations Administrative Headquarters with space provided for training and administrative office use.

The DRC has certified that the application is in substantial compliance with site development standards and recommends approval. The Planning and Zoning Commission recommends approval on a 7 – 0 vote.

SUPPORTING DOCUMENTS:

- Exhibits
- Draft Minutes – P&Z
- Map 1, Map 2, and Map 3

APPROVED BY:

_____ **LG** _____

City Manager's Office

_____ **SC** _____

City Secretary's Office