

ITEM 2 CASE #08-06-SP – CONSIDER A RECOMMENDATION FOR A SITE PLAN

Consider a recommendation regarding a request for a Site Plan for Commercial Development proposed to be located at John A Groves Survey, A-599, Tract 3E01, 2812 S. Pipeline Road W.

Mike Collins, Director of Planning and Development, gave a brief description of the case. The applicant, Chad Ferrell dba C.F. Electric, Inc., is seeking approval of a Site Plan for a 5,985 square foot commercial building. The development is proposed for a .62 acre tract zoned I-1 (light industrial) that is located on the north side of S. Pipeline Road, east of Raider Drive. Bacarat Court is located to the north/northwest and is zoned TX-10. Specifically, the applicant intends to construct a 5,985 square foot building, with 2,000 square feet of office and 3,985 square feet of warehouse. No outdoor storage or display shall occur on site. Access to the site is provided from S. Pipeline Road. Funds will be placed in escrow for the required 74.50 linear feet of sidewalk along Pipeline Road. The building will be constructed of 100% masonry, using split faced cmu block, and featuring a metal roof. A 16” band of smooth faced cmu blocks in a contrasting color will be incorporated midway in the elevation, with the same smooth faced cmu block used to frame the corners of the south elevation. All site development standards, including landscaping, parking, and lighting have been satisfied. The site represented challenges regarding drainage, but those too have been satisfied as well. The applicant is requesting no variances from any of the I-1 light Industrial district development standards.

Chairman McNeese asked if there would be multiple work trucks stored at this location.

Mike Collins stated this is a small operation and will be minimal. There will be no external storage.

Vice Chairman May made a motion to approve case #08-06-SP. Commissioner Portugal seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman May, Commissioners Zahn, Huffman, Portugal, Bearden, Mennis

Nays: None

Abstention: None

The motion carried (7-0-0)