



CITY COUNCIL COMMUNICATION

April 27, 2010

SUBJECT: CONSIDER A REQUEST FOR A SITE PLAN
SUBMITTED BY: Chris Barker, Director of Planning and Development
REFERENCE NO: 10-02-SP

ACTION REQUESTED:

Approve a request for a Site Plan for Commercial Development proposed to be located on International Regional Industrial Complex, Block B, Lot 10, 1503 Royal Parkway, concurring with the Planning and Zoning Commission's 7-0 recommendation on April 6, 2010.

ALTERNATIVES:

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

SUMMARY OF SUBJECT:

Mr. Lamar McDonald, AIA applicant representing RWW LTD, business owners of Davis Machine are requesting the approval of a site plan for approximately 3.09 acres located at 1502 Royal Parkway within the I-2 industrial zoning district.

The proposed development seeks to construct a tilt-wall masonry structure containing a gross area of 26,628 square feet. The building would be the location of an office/warehouse styled structure, containing a business which manufactures aviation parts.

The site will contain the primary structure with ingress and egress from Royal Parkway. A drive on the north side of the primary structure will allow access to the rear of the property. The rear loading areas and parking will be fenced and gated.

Landscaping along the street yard of the property exceeds the minimum standards of the City of Euless landscaping requirements. New trees and shrubs will be planted. No existing trees on the site are to be removed. A public sidewalk along Royal Parkway will be installed to connect to existing sidewalk to the south.

The structure will be a 100% tilt-wall masonry structure with a banded accent paint color along the upper quarter of the structure. Additional standing rib roofing material will be used for awnings covering entrances and windows and be attached to the masonry wall.

A final plat is moving through the development review process with this project and will be presented to the Planning and Zoning Commission pending installation of public improvements and DRC certification.

The Development Review Committee has reviewed this site plan application, determined that it is in substantial compliance with all technical requirements and recommends approval.

The Planning and Zoning Commission voted 7-0 to recommend approval of the site plan on April 6, 2010.

FINANCIAL CONSIDERATIONS:

Revenue Sources:

Expenditure Accounts:

Budgeted Fiscal Year(s):

Estimated Expenditure:

Over/Under Projection By:

Other Comments:

SUPPORTING DOCUMENTS:

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

APPROVED BY:

_____ **LG** _____

City Manager's Office

_____ **SC** _____

City Secretary's Office