

**ITEM 2      CASE #10-02-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 International Regional Industrial Complex, Block B, Lot 10, 1503 Royal Parkway.

Stephen Cook, Senior Planner, gave a brief description of the case. Mr. Lamar McDonald, AIA applicant representing RWWM LTD, business owners of Davis Machine are requesting the approval of a site plan for approximately 3.09 acres located at 1503 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 a office/warehouse style structure which would contain a business which manufactures machines. The site will contain the primary structure with an access drive to the rear of the property on the north side of the building. The rear loading areas and parking will be fenced off 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 are on the site to be removed. 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.

Vice Chairman Bearden asked the applicant if they had an existing business.

Robert McNamara, 1116 Harrison Avenue, Arlington, Texas, stated they do have an existing location in Arlington and they have no room for expansion.

Chris Barker asked how many employees the location would have.

Robert McNamara stated he currently has 21 full time employees and the reason for the move is for expansion.

Chairman McNeese asked what type of parts they manufacture.

Robert McNamara stated they make parts for the air craft industry that are typically small enough to fit in your pocket.

Commissioner Zahn made a motion to approve case #10-02-SP. Commissioner Portugal seconded the motion. The vote was as follows:

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

Nays: None

Abstention: None

The motion carried (7-0-0)