

ITEM 2 CASE #10-08-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 T. Jasper Survey, A-861, Tract 5F1, 2101 W. Airport Freeway.

Stephen Cook, Senior Planner, gave a brief description of the case. Sheldon Anderson, representing DFW Gold and Silver Exchange as the applicant for a site plan on 0.803 acres located at 2101 W Airport Freeway. The property is zoned "C-2" community business district. The applicant intends to construct a two-story structure to house retail jewelry and precious metals sales. A previous company had begun developing the site in 2007. A site plan was approved and site improvements including water infrastructure and paving were installed, but not accepted by the City. The new applicant, DFW Gold and Silver Exchange, is applying to construct a different structure than previously approved; however the site improvements and infrastructure previously installed will remain substantially the same. The applicant intends to construct a two-story 6,290 square foot structure and will also feature a porte cochere extension over some of the parking immediately in front of the building. Access to the site will be made from an existing drive (which meets City standards) from the current frontage road to Airport Freeway. Staff has discussed with the applicant several options to reconfigure the drive access once Airport Freeway is widened. Since a final design of the widening of SH 183 has yet to be determined, a future design is not able to be presented. The applicant has designed their site to anticipate a general understanding of the future highway expansion and has met the parking and landscaping criteria for as the property exists today and when the future expansion of the highway is completed. The proposed building's façade will be 100% masonry, true stucco, compliant with the standards of the Unified Development Code.

Stephen Cook stated the applicants representatives, Sheldon Anderson and Bert Guidry, were available for any questions.

There were no questions among the Commission.

Commissioner Zahn made a motion to approve case #10-08-SP. Commissioner Portugal seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Mennis, Commissioners Zahn and Portugal

Nays: None

Abstention: None

The motion carried (4-0-0)