



## CITY COUNCIL COMMUNICATION

August 30, 2011

**SUBJECT:** Consider a Request for a Site Plan

**SUBMITTED BY:** Mike Collins, Director of Planning and Economic Development

**REFERENCE NO:** 11-02-SP

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### **ACTION REQUESTED:**

Motion to approve a Site Plan for Commercial Development proposed to be located on Allen M. Downen Survey A-415, Tracts 1A, 1A01, and 2F – 1608 W. Euless Blvd., concurring with the Planning and Zoning Commission's 6-0 recommendation for approval on August 2, 2011.

### **ALTERNATIVES:**

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

### **SUMMARY OF SUBJECT:**

**Applicant:** Daniel Fry, Mad Triangle LLC – Service Master

**Zoning/Location:** 3.067 acres of "TX-10" commercial district zoned property with the use permitted by right. Located at the northeast corner of Debra Drive and SH 10/ W. Euless Blvd.

**Project description:** The applicant proposes a 20,000 square foot concrete tilt wall building which will house a Service Master franchise business. Service Master is a professional disaster restoration and cleaning company which specializes in restoring buildings from fire and water damage.

The building will have access from Debra Drive and is located to the rear of the property, with vacant undeveloped tracts fronting on to Hwy.10. The development is laid out with the residential properties in mind. A masonry screening wall will be located 10' off of rear

property line of the adjacent residential lots to the west and north of the development. A 10' landscape buffer will be installed between the rear fence line of the adjacent residential properties and the screening wall, creating a direct view of the landscaping for the residents. Many of the existing trees in this area will be preserved. A man-gate will be placed in the wall to provide direct access for the property owner to maintain the landscaping. Additional landscaping will be placed in the front of the building on the Debra Drive side of the development. Lighting will be provided through 100 watt wall packs mounted on the building. No light trespass is permitted.

The masonry screening wall will screen the outdoor parking of several of the business' service vehicles. This parking area will be fenced internal to the site as a security precaution. Parking areas for service vehicles and staff parking will be concrete.

The Planning and Zoning Commission recommended approval of the Site Plan by a vote of 6-0 at their regular meeting on August 2, 2011.

**FINANCIAL CONSIDERATIONS:**

Revenue Sources:

Expenditure Accounts:

Budgeted Fiscal Year(s):

Estimated Expenditure:

Over/Under Projection By:

Other Comments:

**SUPPORTING DOCUMENTS:**

- Exhibits
- Minutes – P & Z
- Application
- Elevations
- Maps 1, Map 2, and Map 3

**APPROVED BY:**

\_\_\_\_\_ **LG** \_\_\_\_\_

City Manager's Office

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City Secretary's Office