

ITEM 4 CASE #11-02-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 1608 W Eules Blvd.

Stephen Cook, Senior Planner, gave a brief description of the case. 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 along 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.

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. All parking areas for the service vehicles, like the regular staff parking, will be required to be concrete.

The Development Review Committee determined that the application is in substantial compliance with all site plan technical requirements and recommends approval.

Stephen Cook stated the applicant's representative, Keith Alexander, was available for any questions.

Commissioner Brown stated his concern for the lighting on the north side of the building due to the residential area. He asked Mr. Alexander what the lighting would be for the north side of the building.

Keith Alexander, KBA Construction, LLC., 2331 Ascension Boulevard, Arlington, Texas, stated that in order to prevent lighting overflow they would be installing 100 watt light packs and they are going to great lengths to keep the existing tree line at that end of the property shield

Commissioner Brown asked how at what height the wall packs would be installed.

Keith Alexander stated that the wall packs would be installed at 12 feet.

Commissioner Brown asked was the clear height is for the building.

Keith Alexander stated that the eave height is 16 feet and the ridge height is at 17 feet.

Chairman McNeese made a motion to approve case #11-02-SP. Commissioner Brown seconded the motion. The vote was as follows:

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

Nays: None

Abstention: None

The motion carried (6-0-0)