



CITY COUNCIL COMMUNICATION

November 22, 2011

SUBJECT: Consider a Request for a Site Plan

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

REFERENCE NO: 11-08-SP

ACTION REQUESTED:

Approve a request for a Site Plan for Commercial Development proposed to be located on Jasper Addition, Block A, Lot 1, 2101 W Airport Freeway, concurring with the Planning and Zoning Commission's 6-0 recommendation of approval on November 15, 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: Sheldon Anderson, representing DFW Gold and Silver Exchange

Location/Zoning: 0.803 acres located at 2101 W Airport Freeway. The property is zoned Community Business (C-2) district.

Project Description: This project was recommended for approval by the Planning and Zoning Commission and approved by the City Council in November 2010. Section 84-386(1) of the Euless Unified Development Code establishes that if development has not commenced within 12 months of approval the site plan expires, and a review and reapproval shall be required. The applicant intends to construct a two-story structure to house retail jewelry and precious metals sales.

The applicant intends to construct a two-story 6,290 square foot structure, featuring 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. Although a final design of the SH 183 widening has not been presented, the applicant has designed their site to meet parking and landscaping requirements based of the expected amount of property that will be taken for the future highway expansion.

The proposed building's façade will be constructed with true stucco, which satisfies the 100% masonry standards of the Unified Development Code.

There are no modifications to the site plan from what was previously approved.

The Development Services Group has reviewed the application and has found it compliant with the standards of the Eules Unified Development Code. Staff recommends approval of the site plan.

The Planning and Zoning Commission voted 6-0 to recommend approval of the site plan at their November 15, 2011 meeting.

SUPPORTING DOCUMENTS:

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

APPROVED BY:

_____ **LG** _____

City Manager's Office

_____ **KS** _____

City Secretary's Office