



## CITY COUNCIL COMMUNICATION

January 24, 2012

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

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

**REFERENCE NO:** 11-09-SP

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### **ACTION REQUESTED:**

Consider approving a request for a Site Plan for Commercial Development located on J.I. Case Addition, Block 1, Lot 1, 2019 West Airport Freeway concurring with the Planning and Zoning Commission's 6-0 recommendation on January 17, 2012.

### **ALTERNATIVES:**

- Approve the request – *simple majority*
- Approve the request with modifications – *simple majority*
- Deny the request – *simple majority*

### **SUMMARY OF SUBJECT:**

**Applicant:** Mr. Mike Runnels, representing Case Equipment

**Location / Zoning:** 2019 West Airport Freeway. The property is zoned Community Business Zoning District (C-2).

**Project Description:** Mr. Runnels is requesting a modification to an existing site. The business markets and sells heavy construction equipment. Due to the acquisition of right-of-way (ROW) by the State of Texas for the expansion of Airport Freeway, the site conditions for the business have been modified. The submitted site plan seeks to rectify the issues created by the ROW acquisition.

The existing business will construct new visitor / customer parking to the east of the primary building relocating from the front of the building. A new Emergency Access, Drainage and Utility Easement (EADUE) will be dedicated and constructed through the property and will provide a new access / internal circulation point onto Dana Kay Drive. The areas of new EADUE and the driveway will be constructed to City specifications. The existing metal fence along the Dana Kay property boundary will be removed and a new six foot masonry screening wall will be constructed. Along the frontage of the storage area for the equipment, a new screening wall will have one-half masonry on the lower section and wrought iron elements along the top. As allowed by code, the existing

metal fence and chain link fencing along the rear of the property will be repaired and maintained. New landscaping along the realigned frontage will be installed. No new buildings will be constructed on the site.

The Planning and Zoning Commission voted to recommend approval for the site plan by a vote of 6-0 at their January 17, 2012 regular meeting.

**FINANCIAL CONSIDERATIONS:**

Revenue Sources:

Expenditure Accounts:

Budgeted Fiscal Year(s):

Estimated Expenditure:

Over/Under Projection By:

Other Comments:

**SUPPORTING DOCUMENTS:**

- Exhibit(s)
- Draft Minutes – P & Z
- Application
- Map 1, Map 2, and Map 3

**APPROVED BY:**

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

City Manager's Office

\_\_\_\_\_ **HH** \_\_\_\_\_

City Secretary's Office