

ITEM 3 CASE #11-09-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 Lot 1, Block 1, J.I. Case Addition, 2019 Airport Freeway.

Stephen Cook, Senior Planner, gave a brief description of the case. The applicant, Mike 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 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 fire lane (Emergency Access, Drainage and Utility Easement) 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 Development Services Group has reviewed the site plan and has certified that it is consistent with the regulations of the City of Euless. Staff recommends approval.

Vice Chairman Mennis thanked Mr. Runnels for staying in Euless and going through the process to resubmit a site plan.

Commissioner Tompkins asked if they will still have a showcase with the new fence?

Stephen Cook explained that they would still have visibility on the frontage of Airport Freeway since the fence will be masonry on the bottom and wrought iron on the top.

Commissioner Tompkins responded that he was pleased that the products would be given visibility.

There were no other comments or questions among the Commission.

Commissioner Zahn made a motion to approve case #11-09-SP. Vice Chairman Mennis seconded the motion. The vote was as follows:

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

Nays: None

Abstention: None

The motion carried (6-0-0).