



CITY COUNCIL COMMUNICATION

April 24, 2012

SUBJECT: Consider a Request for a Site Plan
SUBMITTED BY: Mike Collins, Director of Planning and Economic Development
REFERENCE NO: 12-02-SP

ACTION REQUESTED:

Consider approving a request for a Site Plan for Commercial Development proposed to be located on Block A, Lot 4, St. Michael's Addition, 2720 W. Euless Boulevard concurring with the Planning and Zoning Commission's 5-0 vote recommendation on April 17, 2012.

ALTERNATIVES:

- Table the request
- Approve the request with modifications
- Deny the request

SUMMARY OF SUBJECT:

Applicant: Randy Putnam

Location/Zoning: 2720 W. Euless Boulevard. The zoning of the property is Texas 10 Multi Purpose Zoning District (TX-10).

Project Description: The parcels of St. Michael's Addition were recorded in January 2000. The site plan is for a 5,910 square foot garden office building. The parcel will not have direct access to W. Euless Boulevard, instead it will utilize an already platted emergency access, drainage and utility easement along the frontage of the lot and connect access drive pavement to the existing bank driveway to the east of the subject property.

The exterior of the building will be constructed with 100% masonry materials. A covered parking area to the east of the building will feature masonry columns supporting the structure.

All required landscaping and screening have been indicated to be installed according to the site plan. A masonry wall will be constructed along the rear property line separating the commercial property from the existing residential property. Adequate parking

spaces for the proposed use and size of structure have been indicated on the site plan. The Planning and Zoning Commission considered this case at their April 17, 2012 regular meeting and recommended approval of the site plan by a vote of 5-0.

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

_____ **KS** _____ City Secretary's Office