

ITEM 3 CASE #12-02-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 on Block A, Lot 4, St. Michael's Addition, 2720 W. Eules Boulevard.

Stephen Cook, Senior Planner, gave a brief description of the case. 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. Eules 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 Development Services Group has certified that the site plan is in accordance with the requirements of the City of Eules. Staff recommends approval of the site plan.

Commissioner Tompkins asked Mr. Putnam if it is his intention to construct the sidewalk on the adjacent parcel to the east of his property in addition to the driveway?

Randy Putnam, 1001 W. Eules Boulevard, Eules, Texas, stated that they will not be constructing the sidewalk to the east of the property. Only the driveway connecting to the bank will be constructed.

Commissioner Huffman made a motion to recommend approval of case #12-02-SP. Commissioner Brown seconded the motion. The vote was as follows.

Ayes: Chairman McNeese, Commissioners Brown, Huffman, Tompkins, and Zahn.

Nays: None

Abstention: None

The motion carried (5-0-0)