



**CITY COUNCIL COMMUNICATION**  
December 11, 2012

**SUBJECT:** Consider a Request for a Site Plan  
**SUBMITTED BY:** Mike Collins, Director of Planning and Economic Development  
**REFERENCE NO:** 12-05-SP

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**ACTION REQUESTED:**

Consider approving a request for a Site Plan for Commercial Development proposed to be located on Grubbs Addition, Block B, Lot 1, 1751 W. Airport Freeway.

**ALTERNATIVES:**

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

**SUMMARY OF SUBJECT:**

**Applicant:** Service King Paint and Body, Inc.

**Location/Zoning:** 1751 W. Airport Freeway. The zoning of the property is Planned Development (PD) Zoning District by Ordinance No 1333. The Planned Development is based on the Community Business District (C-2).

**Project Description:** The site contains the currently operating Service King Paint and Body shop. The acquisition of right-of-way for the expansion of the SH 183 corridor has required the property owner to reconfigure the front portion of their site.

Of primary concern to the City is the relocation of the existing emergency access, drainage and utility easement (fire lane) to the south of its original location. While meeting all city requirements, the new fire lane will be located closer to the building. Other changes to the site include the removal of parking along the north side of the building including handicapped spaces. The handicapped spaces have been replaced on the west side of the

building. Even with the loss of 12 parking spaces, the site had a parking number in excess of minimum requirements when originally developed and remains in compliance with current parking standards. The property owners have requested and have received exemption from the landscape ordinance requirements of total landscaped area, number of required trees, number of required shrubs, amount of groundcover and parking lot landscaping. As allowed by the non-conforming section of the Unified Development Code, properties that are affected by right-of-way acquisition may petition the City Manager for exemption of development requirements as long as they are not public safety related. Additional ornamental trees will be planted along the western boundary of the property.

The Development Services Group has certified that the site plan is in accordance with the requirements of the City of Euless.

The Planning and Zoning Commission voted to recommend approval of the site plan at their regular meeting on December 4, 2012 by a vote of 5-0-0.

**SUPPORTING DOCUMENTS:**

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

**APPROVED BY:**

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

City Manager's Office

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City Secretary's Office