



## **CITY COUNCIL COMMUNICATION**

August 27, 2013

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

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

**REFERENCE NO:** 13-05-SP

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### **ACTION REQUESTED:**

Consider approving a request for a Site Plan for Commercial Development proposed to be located on Oak Forest Addition, Lot 8R, Block 2, 220 W. Harwood Road.

### **ALTERNATIVES:**

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

### **SUMMARY OF SUBJECT:**

**Applicant:** Michael J. Wright, Architect on behalf of Dr. Rushi Master, DDS

**Location / Zoning:** 220 W. Harwood Road. The zoning of the property is Community Business District (C-2).

**Project Summary:** The applicant intends to construct a 4,690 square foot medical/professional office building with two suites. The building is to be constructed on a 0.871 acre tract located between an existing fast food restaurant and a convenience store with gasoline sales. The property has a liquid petroleum pipeline easement which encumbers the southeast and eastern sides of the property.

Access to the property will be made through existing curb cuts on the adjacent lots coupled with a mutual and emergency access, drainage and utility easement across the frontage of the building.

The building will be constructed with a one hundred percent masonry façade and be designed in such a way to incorporate several masonry materials with cedar accents. The style of the building reflects traditional south Texas and Spanish style architecture.

Proposed landscaping on the project exceeds the minimum requirements of the Eules Unified Development Code.

The Planning and Zoning Commission voted to recommend approval at their August 6, 2013 regular meeting by a vote of 7-0-0.

**FINANCIAL CONSIDERATIONS:**

Revenue Sources:

Expenditure Accounts:

Budgeted Fiscal Year(s):

Estimated Expenditure:

Total Expenditure:

Over/Under Projection By:

Other Comments:

**SUPPORTING DOCUMENTS:**

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

**APPROVED BY:**

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

City Manager's Office

\_\_\_\_\_ **KS** \_\_\_\_\_

City Secretary's Office