



## **CITY COUNCIL COMMUNICATION**

October 8, 2013

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

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

**REFERENCE NO:** 13-07-SP

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### **ACTION REQUESTED:**

Approve a request for a Site Plan for Commercial Development located on Lot 1, Block 1 on Regency Center Addition, 1441 W. Airport Freeway.

### **ALTERNATIVES:**

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

### **SUMMARY OF SUBJECT:**

1441 W. Airport Freeway. The zoning of the property is Community Business District (C-2).

**Project Description:** The site contains an existing office building complex. The acquisition of right-of-way for the expansion of the SH 183 corridor has required the property owner to demolish one structure and reconfigure the highway frontage portion of their site.

In reviewing the site plan, the primary concern of the City is the relocation of the existing emergency access, drainage and utility easement (fire lane). While meeting all city requirements, the new fire lane will be shifted to the south and located closer to the existing buildings. The northeast building will be demolished and a new parking area will be constructed. Landscaping for the development is calculated by both the frontage to W. Airport Freeway and Nita Lane. The replacement of landscaping in the new parking area and the existing landscaping on Nita Lane will accommodate the required landscaping for the site.

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

Staff recommends approval of the site plan.

The Planning and Zoning Commission discussed this item at their September 17, 2013 regular meeting. They inquired if the amount of parking was adequate for the remaining office buildings. Staff assured the Commission, that with the removal of 14,000 SF of office, the remaining parking which would be installed on the property would be sufficient for the development. The Planning and Zoning Commission voted to recommend approval by a vote of (4-0-0).

**SUPPORTING DOCUMENTS:**

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

**APPROVED BY:**

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City Manager's Office

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City Secretary's Office