



CITY COUNCIL COMMUNICATION

October 14, 2014

SUBJECT: Consider a Request for a Site Plan

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

REFERENCE NO: 14-01-SP

ACTION REQUESTED:

Consider a request for a Site Plan for Commercial Development proposed on Allen M. Downen Survey, A-415, Tract 4A01, 1200 W. Euless Boulevard.

ALTERNATIVES:

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

SUMMARY OF SUBJECT:

Applicant: Ed Lewis, representing Euless Guns and Ammo

Location/Zoning: 1200 W. Euless Boulevard. The zoning of the property is Texas Highway 10 Multi-use district (TX-10).

Project Description: Mr. Ed Lewis, owner of Euless Guns and Ammo, is seeking approval of a site plan to expand the size of his current building. The parcel on which his current business operates was originally developed as a service station. As a commercial development within the TX-10 zoning district, the minimum lot size is 22,500 square feet with a setback distance of thirty (30) feet if the lot is not fully landscaped. The existing lot is 17,930 square feet and the front canopy edge is approximately fourteen (14) feet from the property line. The parcel has been granted a variance by the Zoning Board of Adjustment from the minimum size of the lot and the minimum setback distance from the property line as of May 10, 2012.

Mr. Lewis seeks to add 1,573 square feet to his existing 1,781 square foot commercial building. The footprint of the existing overhang canopy would be enclosed to create the new square footage.

Site Conditions: Euless Guns and Ammo has two operational drive approaches from W. Euless Boulevard. There is drive aisle space between the edge of the building to the

westernmost driveway. Parking will also be restriped on the property to coordinate ingress and egress from the site. In addition to the on-site parking, Mr. Lewis has a signed shared parking agreement with the place of worship located at 1202 W. Eulesse Boulevard located adjacent to his property to the west. The ordinance allows off site shared parking within 300 feet of developments. A new solid waste enclosure will be constructed with the new building.

Landscaping – There is existing turf areas and a sidewalk on the site located within the right-of-way of the Texas Department of Transportation (TxDOT) maintained highway. A limited amount of low shrubs may be installed within this right-of-way as long as they do not inhibit sight visibility. The applicant has indicated that where landscaping is available on the private property – additional hardwood trees will be planted where none existed previously. Container plantings will be placed along the foundation of the building.

Building Elevations – Eulesse Guns and Ammo has a distinctive look with a mixture of stone, brick, stucco and wood paneling elements. To meet the Eulesse Unified Development Code, the applicant proposes to construct the new portion of the building using masonry building materials including a stone base which matches the existing building. Decorative wood paneling will also be extended around the façade to match the existing building. Additionally, a false parapet storefront would be placed on the southern façade to emulate a “Western” feel to the building.

The Planning and Zoning Commission considered this site plan at their September 16, 2014 regular meeting. The Planning and Zoning Commission voted to recommend approval with a vote of 4-0-0.

SUPPORTING DOCUMENTS:

- Exhibit(s)
- Minutes – P & Z
- Application
- Letter: La Vina International Fellowship
- Map 1, Map 2, and Map 3

APPROVED BY:

_____ **LG** _____

City Manager's Office

_____ **KS** _____

City Secretary's Office