

ITEM 2 CASE NO. 14-01-SP - CONSIDER A REQUEST FOR A SITE PLAN

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

Stephen Cook, Senior Planner, gave a brief description of the case. Mr. Ed Lewis, owner of Eules 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: Eules Guns and Ammo has two operational drive approaches from W. Eules 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. Eules 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 – Eules Guns and Ammo has a distinctive look with a mixture of stone, brick, stucco and wood paneling elements. To meet the spirit and intent of the Eules Unified Development Code, the applicant proposes to construct the new portion of the building with masonry building materials including a stone base matching the existing building with a decorative wood paneling 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 Development Services Group has certified that the site plan is in accordance with the Eules Development Code.

Commissioner Olmstead welcomes this site plan.

Commissioner Portugal requested clarification as to the addition of an awning on the property.

Stephen Cook stated that the awning in the exhibit is allowable and will not obstruct, intrude on, or violate any set back distances.

There were no further questions or comments presented by the Commission.

Commissioner Olmstead made a motion to approve Case No. 14-01-SP. Commissioner Dunckel seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Commissioners Olmstead, Portugal, and Dunckel.

Abstention: None

Nays: None

The motion carried: (4-0-0)